



***Environmental
Planning
Commission***

***Agenda Number: 01
Project Number: 1001195
Case #: 16EPC-40031
September 1, 2016***

Second Supplemental Staff Report

Applicant City of Albuquerque Planning Department

Request **Update to the Albuquerque/Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27).**

Location City-wide (City of Albuquerque and unincorporated Bernalillo County)

Zoning Not included, no changes proposed

Staff Recommendation

That a recommendation of APPROVAL of 16EPC-40031 be forwarded to the City Council, based on the findings beginning on page 5 and subject to the conditions for recommendation of approval beginning on page 10.

***Staff Planners
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Summary of Analysis

This Staff report is a supplement to the original Staff report, dated August 4, 2016, regarding a request for an update of the Albuquerque/Bernalillo County Comprehensive Plan (the “Comp Plan”), which is the Rank I plan that covers Albuquerque and unincorporated Bernalillo County.

The Comp Plan contains Goals and policies that support a vision for growth and development over time and is primarily a land use document. The 2016 Comp Plan update is based on new data and forecasts and aims to better integrate transportation with land use.

The 2016 update included extensive public engagement. Information is available on the project website, social media, and at public libraries in hard-copy format. Notice was published in the Albuquerque Journal, the Neighborhood News and on the Planning Department website.

At its August 25, 2016 public hearing, the EPC voted to continue the request to its September 1, 2016 public hearing to allow additional time for the EPC to consider public testimony received at the August 4 and August 25 public hearings. In the meantime, Staff has been considering and addressing each comment received. A new condition has been added (see #12 on p. 21 of this report).

Staff recommends that an approval recommendation, subject to conditions, be forwarded to the City Council. The conditions are needed to clarify certain policies, address comments, correct minor items (ex. errata and type-Os), and complete cross-references and graphics.

This supplemental Staff report should be read in conjunction with the original, August 4, 2016 Staff report and the first supplemental Staff report dated August 25, 2016.

I. INTRODUCTION

Request in Brief

This is a request for an update to the Albuquerque/Bernalillo County Comprehensive Plan, the City's Rank I Master Plan (the "Comp Plan"). Though primarily a land use document, it addresses topics such as transportation, the environment, cultural resources, economic development, housing, and services and is being updated to incorporate new data and forecasts and to better integrate transportation with land use.

- Please see the August 4, 2016 Staff report and the August 25, 2016 Supplemental Staff report for details about the request, including an explanation of key concepts and an overview of each chapter.

Continuance

The request was continued at the August 25, 2016 EPC hearing to allow time additional time for the EPC to consider public testimony received at the August 4 and August 25, 2016 public hearings. A continuance allows the proceedings to begin where they had previously left off. In contrast, a deferral means that everything can begin again from scratch, which is not the intention here. The EPC voted unanimously (9-0) for the continuance.

This second supplemental Staff report discusses what has occurred during the continuance period in preparation for the September 1, 2016 EPC hearing.

II. RESPONDING TO COMMENTS

Public engagement strategies offered a range of opportunities for input, discussion, and consensus-building at multiple points in the planning process. Several workshops and public meetings were held.

- Please refer to the August 4, 2016 Staff report (starting on p. 24) for specifics regarding public engagement. Appendix A contains a summary of stakeholder and public engagement.

Agency Comments

Due to coordination throughout the development of the draft Comp Plan, few agency comments were received during the EPC process. At this stage, the substantive issues have been addressed and minor issues remain. Staff will continue to work with agencies as needed.

- For Staff's responses to agency comments, please refer to the Response to Comments table attached to the August 4, 2016 Staff report.

Public Comments & Testimony

At the August 25, 2016 public hearing, 20 members of the public and two agency representatives (PNM and APS) provided testimony—for a total of 22 speakers. Staff took notes on each speaker's comments. Some had provided testimony at the August 4, 2016 public hearing, and others were participating in the hearing process for the first time.

→ For information about public testimony received at the August 4, 2016 public hearing, please refer to the first supplemental Staff report. The Response to Comments spreadsheet, as of that hearing date, is attached to the first supplemental Staff report.

Some comments expressed general support for the update. Other comments focused on specific concerns including, but not limited to, school capacity on the Westside, consolidation of sector development plans, the Capital Improvement Program (CIP), and the designation of certain roadways (ex. Coors Blvd.).

Other issues mentioned are the desire to promote infill development, greenspaces, historic neighborhoods, and affordable housing. Similar to the prior public hearing, some comments at the August 25 public hearing focused more on zoning and procedural issues and are more appropriately addressed through the Integrated Development Ordinance (IDO) process.

→ For details, please refer to the Response to Comments spreadsheet attached to this supplemental Staff report.

Staff has included a new proposed condition (#12) to address testimony received at the August 25, 2016 public hearing (see p. 21 of this supplemental report).

III. PLANNING STAFF REVIEW

Background

The 2016 Comp Plan update includes a review of existing Goals and policies. Staff found that the same themes were often repeated, and it became apparent that they could be consolidated, coordinated and applied City-wide. The Comp Plan Policy Matrix (the “Matrix”) shows how each Goal and policy from adopted plans was handled.

→ The Matrix is available in the project file and online at <https://abc-zone.com/abc-comp-plan-citys-epc-submittal>.

One of the primary goals of the ABC to Z project, which contains both the Comp Plan update and the IDO effort, is simplification of the development process and application of clear, consistent regulations to implement the Comp Plan. To this end, and in order to be effective, individual policies need to consist of a single idea or a couple of closely related ideas.

→ For more information, please see p. 21 of the August 4, 2016 Staff report regarding the application of revised Goals and policies.

Analysis

After the August 4, 2016 hearing, Current Planning Staff re-reviewed policies in each of the 11 elements (chapters) to determine if the policy could be applied effectively to a future, proposed development project. A primary idea of the Comp Plan update is to provide policies that accomplish two things:

1. Appropriately consolidate and accurately represent policies in sector development plans, and
2. Express a concept(s) succinctly enough to facilitate a focused and clear analysis.

Staff finds that most of the proposed policies accomplish these ideas, but that some proposed policies contain too many ideas in a single policy and therefore would benefit from disaggregation. These policies would be easier and clearer to apply if they are limited to one or two concepts, rather than multiple concepts that make a policy cumbersome to apply and often result in a Staff conclusion of “partially furthers” (see also p. 21 of the August 4, 2016 Staff report regarding the application of revised Goals and policies). Current Planning Staff has made a list of such proposed policies.

IV. CONDITIONS

There are three types of conditions for recommendation of approval:

1. Adjustments recommended based on comments and testimony that are part of the Comp Plan update process (not the IDO process);
2. Staff’s list of proposed policies that need to be disaggregated in order to apply effectively to future development projects; and
3. Minor, remaining items such as errata, typographical errors, missing cross-references, and photos and tables that haven’t been inserted yet.

V. CONCLUSION

This request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (the “Comp Plan”) to reflect new demographic trends and anticipated regional growth, more effectively coordinate land use and transportation, and enhance sense of place. The EPC’s role is to make a recommendation to the City Council. The Comp Plan update is part of the larger ABC to Z Project, which also includes development of an IDO that will contain zoning and regulations to support the Comp Plan.

Staff finds that the request is consistent with the intent of the City Charter and the Albuquerque Code of Ordinances. The update will guide the implementation, enforcement, and administration of land use plans and regulations, and will generally help protect and enhance quality of life by promoting and maintaining an aesthetic and humane urban environment.

Public engagement was a large part of the 2016 Comp Plan update. Vision workshops, focus groups, and a survey were used to gather input. The Guiding Principles (p. 3-5) are a result of the public engagement process. Neighborhood representatives were notified by e-mail and by first-class mail (for those who do not use e-mail). The request was announced in the Albuquerque Journal, the Neighborhood News, and on the Planning Department’s web page and Facebook page.

Staff received official written comments from agencies and interested parties, and has responded to them and to testimony provided at the August 4 and August 25, 2016 public hearings. Details are found in the spreadsheets attached to the first supplemental Staff report and to this (the second) supplemental Staff report.

Staff recommends that a recommendation of approval, based on conditions, be forwarded to the City Council.

RECOMMENDED FINDINGS - 16EPC-40031, September 1, 2016- Update to the Albuquerque/ Bernalillo County Comprehensive Plan

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the “Comp Plan”). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the “County”). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC’s task is to make a recommendation to the City Council regarding the Comp Plan update. As the City’s Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council’s recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. The existing, key concept of Centers and Corridors will remain the same, as will the boundaries of existing Centers. In the City, the existing development areas (Central Urban, Developing & Established Urban, Semi-Urban, and Rural) will be replaced with Areas of Change and Areas of Consistency. In the County, the development areas will remain the same.
6. The 2016 Comp Plan update incorporates changes in the narrative descriptions as well as the goals, policies, and actions of each existing chapter. Approximately 90% of existing Goals and policies from the City’s various Sector Plans (Rank III) and Area Plans (Rank II), except for facility plans and Metropolitan Redevelopment Area (MRA) plans, have been integrated into the updated Comp Plan. Many of these Goals and policies address similar topics and/or can be expanded to apply City-wide.
7. The State Constitution and Statutes, the ROA 1994 (which includes the City of Albuquerque Charter and the Planning Ordinance), the Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Comprehensive Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. State Constitution and Statutes:

The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The City of Albuquerque is a home rule municipality and has the authority to adopt a

comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.

9. The request is consistent with the intent of City Charter Article XVII, Planning, as follows:

- A. Section 1- The review and adoption of an updated Comp Plan is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The updated Comp Plan is written and formatted to help inform the Mayor and the Council about community priorities for the formulation and review of Capital Improvement Plans.
- B. Section 2- The updated Comp Plan will help guide the implementation, enforcement, and administration of land use plans and regulations that reflect current trends and priorities as well as the future vision for growth and development. The Plan's implementation strategies are to: build public awareness and engagement; improve inter-governmental coordination; promote growth, development and conservation; and create an ongoing process for monitoring progress toward the vision, which will give the Council and the Mayor a common and effective framework to build upon.

10. Intent of the City Charter- Related Sections:

- A. Article I, Incorporation and Powers- Updating the Comprehensive Plan is an act of maximum local self-government and is consistent with the purpose of the City Charter. The updated policy language of the Comp Plan will help guide legislation and provide support for necessary changes to ordinances and standards.
- B. Article IX, Environmental Protection- The updated Comprehensive Plan reflects recent best practices for policy to guide the proper use and development of land coordinated with transportation. The update will help protect and enhance quality of life for Albuquerque's citizens by promoting and maintaining an aesthetic and humane urban environment. Committees will have up-to-date guidance to better administer City policy.

11. Intent of the Zoning Code (Section 14-16-1-3):

The update to the Comp Plan will provide up-to-date guidance for amendments and changes to land use regulations in the Zoning Code. This will allow the Zoning Code to better implement the city's master plan -in particular the master plan documents that comprise the Comp Plan. This updated Comp Plan will facilitate a comprehensive review of land use regulations and regulatory processes to ensure that they reflect the most recent best practices and the vision for future growth and development in the city to promote the health, safety and general welfare of Albuquerque's citizens.

12. Intent of the Planning Ordinance (Section 14-13-2-2):

Updating the Comp Plan will ensure that it will reflect recent best practices for land use and transportation planning, the priority needs and desires of residents and businesses, and a vision of sustainable growth and development for the next twenty years. This will also help ensure that

lower ranking plans reflect current ideas, technologies, and up-to-date demographic and market trends.

The Comp Plan update process identified several conflicting provisions in lower ranking Plans that require an updated long-range planning process. The proposed Community Planning Area (CPA) assessments will address planning issues City-wide as well as within each CPA on an on-going, proactive basis.

13. The Comp Plan update addresses the main topics in Section 14-13-1, the Planned Growth Strategy (PGS), such as natural resources conservation, traffic congestion, and infrastructure provision, as follows:
 - A. Sustainable development is a key to the region's long-term viability. The 2016 Comp Plan promotes sustainable development best practices related to water resources, storm water management, multi-modal transportation, and urban design. A new chapter on Resilience and Sustainability (Chapter 13) has been added and includes sections on water quality and air quality, and discusses the importance of becoming more resource-efficient.
 - B. The update addresses transportation and traffic on a regional basis. A priority is to improve mobility and transportation options (p. 1-11). The Transportation chapter (Chapter 6) discusses the importance of balancing different travel modes and providing complete and well-connected streets to provide a variety of travel options.
 - C. The Land Use chapter (Chapter 5) includes policies to encourage a development pattern that will foster complete communities, where residents can live, work, learn, shop, and play, and that will maximize public investment in denser areas. One primary goal is to improve the balance of jobs and housing on each side of the river to help reduce traffic congestion and bring jobs to where people already live.
 - D. The Infrastructure, Community Facilities & Services chapter (Chapter 12) covers a wide range of infrastructure systems, community facilities and public services that support the existing community and the Comp Plan's vision for future growth. The chapter emphasizes increased inter-agency planning and coordination, and ways for pooling resources to maximize efficiencies, bridge service gaps, and provide added value. The guiding principle of equity helps identify gaps in service provision and how they might be addressed.
14. City language that refers to the Comp Plan is found in various locations of ROA 1994. This language will need to be correspondingly revised with the adoption of the 2016 Comp Plan in order to maintain the intent of the policies and to maintain internal consistency in ROA 1994.
15. The 2016 Comp Plan update improves coordination with the Mid-Region Metropolitan Planning Organization (MRMPO) and the Metropolitan Transportation Plan (MTP), which includes a new growth forecast to 2040 and a preferred growth scenario. The Comp Plan update responds to the MTP by updating Comp Plan Corridors to be consistent with MTP corridors, coordinating Center designations with MTP center designations used to develop a preferred future growth scenario,

and developing an analysis tool to analyze performance metrics based on different growth scenarios.

16. A number of elements of the existing Comp Plan will remain the same with the 2016 Comp Plan update, including:
 - A. The Comp Plan's geographic scope, which includes the area in Albuquerque's municipal limits and the unincorporated areas in Bernalillo County.
 - B. The Centers and Corridors framework as a means to encourage future growth and density in appropriate areas while protecting existing neighborhoods, natural resources, and open space lands.
 - C. Most of the goals, policies, and actions in the current Comp Plan, supplemented by those in Sector Development Plans and Area Plans adopted by the City. Approximately 90% of the City's existing 1,200 policies in these plans are represented in the 800 policies and sub-policies of the Comp Plan update.
 - D. The County's Development Areas (Rural, Reserve, Semi-Urban, Developing Urban, and Established Urban) from the existing Comp Plan will continue to be used in the unincorporated area, and their associated policies will remain unchanged.
17. The 2016 Comp Plan update has reorganized and reworded the existing Comp Plan to reflect new data and trends, be more user-friendly and provide clearer guidance to decision-makers. The most significant changes in the 2016 Comp Plan update are:
 - A. The inclusion of a Vision chapter (Chapter 3), which serves as a "People's Summary" of the plan and provides an overview.
 - B. Modifications to the Center and Corridor descriptions and the introduction of new Center and Corridor types.
 - i. Three Major Activity Centers have been re-designated as Downtown or as Urban Centers (Uptown and Volcano Heights).
 - ii. The remaining Major and Community Activity Centers have been re-designated as Activity Centers or Employment Centers.
 - iii. The new Employment Center type reflects the need for concentrated job centers.
 - iv. Certain corridors have been designated as Premium Transit corridors to be consistent with MRCOG's MTP; Enhanced Transit Corridors have been re-named and designated as Multi-Modal Corridors, and Express Corridors are renamed and designated as Commuter Corridors. Main Street Corridors have been introduced as a new Corridor type.
 - C. Reorganization of the Comp Plan into ten Elements (Chapters) that reflect more recent best practices in planning as well as the needs of area residents:

- i. Community Identity and Heritage Conservation (Chapters 4 and 11, respectively) in response to public comments about the importance of neighborhood character, preserving traditional communities, and cultural landscapes.
 - ii. A new chapter, Urban Design (Chapter 7) describes design elements that support and/or constitute good design for our community, in distinct rural, suburban, and urban contexts.
 - iii. A new chapter, Resilience and Sustainability (Chapter 13), reflects community concerns about conserving natural resources, preparing for climate change and natural hazards, and creating healthy environments for people.
- D. The introduction of six guiding principles that indicate what is particularly important to residents.
- E. A new focus on coordinating land use and transportation to strengthen Centers and Corridors and to address traffic congestion on river crossings by improving the jobs-housing balance west of the Rio Grande.
- F. Two Development Areas in the City, Areas of Change and Areas of Consistency, will replace the six current Development Areas.
- G. Updated City and County Community Planning Areas (CPAs) and policies that guide the City Planning Department regularly to engage with residents and other stakeholders in 12 City CPAs on a five-year cycle of assessments.
- H. An Implementation chapter (Chapter 14) with strategic actions, performance metrics, and policy actions to be updated on a five-year cycle.
18. In 2017, City Planning Staff intend to initiate an ongoing, proactive engagement and assessment process (Community Planning Area Assessments) to work with communities throughout the City to address planning issues and develop solutions. Performance measures will be used to track progress toward Comp Plan Goals over time.
19. The public engagement process, which offered a range of opportunities for input, discussion, and consensus-building, featured a series of workshops and public meetings that included daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session. The project team was invited to speak at over 100 meetings and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional material at community events and farmers markets.
20. Articles about the ABC-Z project appeared regularly in the City's *Neighborhood News* and ads specifically for the Comp Plan update were placed in print and social media. There is also a social media page for the ABC-Z project on Facebook.

21. Staff received official written comments from agencies and interested parties. Agencies that commented include the ABCWUA, the AMAFCA, Bernalillo County, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to their agency's charge. Staff is considering all comments carefully and addressing them.
22. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.
23. The EPC held two advertised and noticed public hearings, on August 4 and August 25, 2016, to elicit public comments and participation for the record.
24. Planning Department Staff and City Council Staff will continue to collaborate regarding themes raised in the August 2016 Staff Report, and in public, departmental, and agency comments, to consider any additional information that should be included in the Comp Plan update.

RECOMMENDATION - 16EPC-40031, September 1, 2016

That a recommendation of APPROVAL of 16EPC-40031, an update to the Albuquerque/ Bernalillo County Comprehensive Plan, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions for Recommendation of Approval.

CONDITIONS FOR RECOMMENDATION OF APPROVAL – 16EPC-40031, September 1, 2016

1. The comments and recommendations made by the **City Parks & Recreation Department and the Open Space Advisory Board** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
 - A. On page 10-11, coordinate with City and County Parks & Recreation Departments to determine if it is appropriate to add a new Action 10.3.4.1 about development of a User Plan for Open Space. See comment #61.
 - B. On page 10-12, revise the narrative related to the Open Space Advisory Board to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director. See comments #62 and #48.
 - C. On page 10-14, third paragraph in the City Funding section, replace as follows: "Financing of land acquisitions has depended on many sources of funds. The Open Space Trust Fund is invested and will provide increasing acquisition and maintenance funds for future budgets. In 2016, the City Council authorized a twenty-year program of bond issues with two (2) percent of general obligation bond proceeds dedicated to the open space program. This is estimated to provide approximately \$30 million for the open space system." See comment # 63.

- D. On page 10-19, delete sub-policy 10.2.2.b, to reflect Parks & Recreation's comment that sub-policy 'a', improving lighting, site design, and durable materials, is the action that solves the challenge of cruising, traffic, and drinking in and around parks. See comment # 98.
 - E. On page 10-22, Action 10.3.7.1, revise the text to be consistent with the Proposed Open Space map as follows: "Preserve the ceja from Central Avenue south to the Bernalillo County limits." See comment # 64.
2. The comments and recommendations made by **AMAFCA** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 10-9, add the New Mexico State Land Office to the list of regulating agencies to the paragraph on the Rio Grande Valley State Park. See comment #4.
 - B. On page 10-11, add AMAFCA to the list of partner agencies that are responsible for the Valle de Oro National Wildlife Refuge. See comment #5.
 - C. On page x, add Environmental Protection Agency (EPA) to the list of acronyms and add EPA before all references to the MS4 Permit. See comment #6.
 - D. On page 12-9, Figure 12-1, revise the legend from "AMAFCA Detention Dam" to "Detention Dam" to reflect that some are owned and maintained by the City or other agencies. See comment #7.
 - E. On page 12-29, revise Action 12.1.4.1 to read: "Facilitate coordination with area agencies to secure sufficient funds..." to reflect the need to coordinate with multiple agencies, not just AMAFCA. See comment #8.
3. The comments and recommendations made by **Bernalillo County** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 4-18, Figure 4-3, remove the boundaries for the Community Planning Areas (CPAs) to improve the legibility of the map. See comment #9.
 - B. On page 4-22, add the following text: "In 2000, the SWAP was updated in accordance with the Comp Plan as a Rank II Area Plan." See comment #10.
 - C. On page 5-21, Figure 5-6, amend the map to darken Quail Ranch/Rio Rancho, so that it clearly shows as another jurisdiction, and not part of Bernalillo County's Development Areas. See comment #16.
 - D. On page 6-27, revise the first sentence of the Bernalillo County section to read: "The County's Technical Services Department of the Public Works Division...". See comment #19.
 - E. On page 6-45, revise Policy 6.3.1.d to apply to City and Bernalillo County, i.e. add "BC" to the end reference [ABC]. See comment #20.
 - F. On page 8-13, revise the second paragraph of the Government Jobs and Spending section to

refer to 2011, not 2008. See comment #23.

- G. On page A-69, revise the Metropolitan Redevelopment Area (MRA) map to include the South Valley MRA, and add a cross reference to this map on page 8-15. See comment #24.
 - H. On page 9-23, add the following sentence to the end of the first paragraph: "Bernalillo County Housing Authority owns and manages public housing units and manages the Section 8 program in the unincorporated area." See comment #29.
 - I. On page 10-23, add a new Action to Policy 10.4.2, System Planning, to: "Coordinate with the US Forest Service in their updates to the Cibola National Forest and Cibola Wilderness Forest Plans." See comment #31.
4. The comments and recommendations made by **MRCOG** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On pages 7-25, 12-29, 13-24, in Policies 7.6.1, 12.1.4, and 13.2.2, respectively, add a cross reference to Policy 6.8.1 to connect the policies related to respecting the natural and cultural context in the location and design of roadways with considerations for green infrastructure and low impact stormwater management. See comment #40.
 - B. On page 6-39, add new actions to Policy 6.2.1, Complete Networks, to perform a gap analysis for and prioritization of projects for each mode and to develop a lane reconfiguration/road diet policy that is in line with NMDOT's approach. See comment #44.
 - C. On page 6-45, add new actions to Policy 6.3.1 that would provide more guidance on appropriate encouragement, enforcement, and evaluation efforts, as recommended by MRCOG and supported by DMD and Parks and Recreation. Consider revision of Action 6.3.2.1 to apply to all users, not just pedestrians, in Policy 6.3.1. See comment #45.
 - D. On page 6-49, Goal 6.6 Economy, consider addition of Actions to implement the goal and related policies, in order to provide steps to attain the goal and actions to track for plan implementation. See comment #47.
5. The comments and recommendations made by **PNM** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 4-26, strike the bullet point about Victorian architecture in the Near North Valley Community Planning Area. See comment #49.
 - B. On page 7-26, modify Policy 7.6.3.e and Action 7.6.3.1 and on page 11-25, modify Policy 11.3.1 and Action 11.3.1.1 to specify that undergrounding electric distribution lines is to be prioritized only in *designated* view corridors, to avoid confusion about which locations this policy applies. See comment #52.
 - C. On page 7-9, relabel the captioned image as a Figure, 7-1. On page vii, add "Figure 7-1" to the Table of Contents. See comment #56.

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6. The comments and recommendations made by **Kim Murphy, on behalf of the Albuquerque Academy**, shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
 - A. Review approved Site Development Plans for Subdivision that are also labeled "Master Plan" to determine if they are more appropriately considered Master Plans for the purpose of inclusion as an Area of Change. See comment #399.
 - B. Include the Albuquerque Academy Master Plan on the list of plan areas to be included as an Area of Change. This will convert the remainder of the property to be an Area of Change, except for the private park, which falls within the criteria for an Area of Consistency. See comment #399.
 7. The comments and recommendations made by **Kim Murphy, on behalf of the University of New Mexico**, shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
 - A. On page 5-15, Figure 5-5: Centers & Corridors, change the designation of UNM South Campus to Employment Center, to be consistent with UNM's plans for the area. See comment #400.
 - B. Revise the boundaries of the UNM South Campus Employment Center to include the entire land area owned by UNM, and guided by their Master Plan. See comment #400.
 8. The comments and recommendations made by **community reviewers** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
 - A. Chapter 1
 - i. Revise for brevity and clarity. See comment #143.
 - ii. On page 1-12, Section 1.7.2, add a cross reference to section 5.1.2.5 starting on page 5-24 and Appendix L. See comment #144.
 - B. Chapter 2
 - i. On page 2-8, section 2.4.1, add paragraph to Chapter 2 that explains State law removed the City's ability to annex over the County's objections. See comment #86.
 - ii. On page 2-11, Section 2.4.5 Coordinating Regional Growth, add paragraphs about ABCWUA. See comment #135.
 - C. Chapter 3
 - i. Revise to explain the structure of each chapter but remove other content in the interest of brevity and clarity. See comment #157.
 - ii. On page 3-34, add a new sub-policy to Policy 5.1.11 similar to Policy 5.1.10.b. to protect single-family areas. See comment #179.
 - iii. On page 3-6, third paragraph, add phrase about protecting rural areas. See comment #135.

- iv. On page 3-6, revise the narrative to add the following phrase: “while protecting the safety and health of those living and working along the transportation network.” See comment #333.

D. Chapter 4

- i. On page 4-2, insert a new text box similar to the one found on page 13-2 to define "equity" as used throughout the Comp Plan. Revise definition on page A-18 to be consistent. See comment #279.
- ii. On page 4-8, Figure 4-1, edit the map to make the CPA naming consistent for the Mid-Heights CPA (i.e. not Uptown). See comment #406.
- iii. On page 4-12, in the text box, first sentence of the second paragraph, delete "the" and "area" before and after "Uptown" so that the text refers specifically to Uptown Urban Center, not adjacent single-family neighborhoods. See comment #407.
- iv. On page 4-15, add a reference to updating Facility Plans in first paragraph, to ensure discoveries made during the CPA process will inform amendments to the appropriate plan or regulation. See comment #117.
- v. On page 4-15, rewrite the second sentence of the first paragraph to read: "Every four months, City staff will work with stakeholders in one CPA to assess development, demographic, and health trends; identify important character elements in neighborhoods and special places; identify area challenges and any problematic land uses; recommend changes to Comp Plan policies or zoning regulations to address issues; and prioritize capital projects and partnerships that can leverage opportunities for area revitalization and enhancement." See comment #192.
- vi. On page 4-15, at the end of the first paragraph, add a cross reference to Appendix D for more detailed description of the CPA process. See comment #519.
- vii. On page 4-31, Policy 4.1.4.c, revise to read as follows: Encourage transformative change in neighborhoods expressing the desire for revitalization." See comment #474.
- viii. On page 4-33, add a new Policy 4.3.1 to read: Perform Community Planning Area Assessments. Move Actions under each CPA to become 3 new sub-policies under 4.3.1. In Goal 4.3, delete: "Follow area-specific policies to." See comment #162.

E. Chapter 5

- i. On page 5-3, change "Separating" to "Buffering." See comment #164.
- ii. On page 5-9, add to the end of the first paragraph under the heading "Development Areas" the following sentence: "County and City Development areas are discussed in more detail Section 5.1.2.4 for the County and Section 5.1.2.5 for the City and are shown in Figure 5-6 and Figure 5-7, respectively." See comment #171.
- iii. On page 5-18, in the description of Premium Transit Corridors, add language about the spacing of stations in different contexts. See comment #350.
- iv. On page 5-30, add a cross reference as a new n) under Policy 5.1.1 to refer the reader to

- the Parks & Open Space chapter. See comment #182.
- v. On page 5-30, add a cross reference as a new l) under Policy 5.1.3 to refer the reader to the Infrastructure chapter. See comment #183.
 - vi. On page 5-37, Policy 5.3.4, add a cross reference to Policy 12.5.3.a, and on page 5-29, Policy 5.1.1, add a cross reference to Policy 12.5.3.a. See comment #134.
 - vii. On page 5-38, Action 5.3.6.2, revise to read as follows: "Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts." See comment #193.
 - viii. On page 5-38, Policy 5.3.6, revise text to read: "Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitably, and evenly, and work to minimize their impacts on surrounding areas through policies, regulations, and enforcement." See comment #194 and #484.
 - ix. On page 5-38, add a new Policy before Policy 5.3.5 as follows: "Discourage zone changes from non-residential to residential uses other than senior housing when local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units" to reflect currently adopted policies 1.3 and 2.5 of the West Side Strategic Plan. On page 12-32, add to Policy 12.2.3.d: Change "APS" to "public." Add to Appendix D: school capacity information as part of the data gathered for each CPA Assessment Report. See comment #408.
 - x. On page 5-38, add new Action 5.3.6.4 to map objectionable land uses as they are identified through the CPA process to identify potential concentrations; analyze existing policies, regulations, and processes that address them; and recommend any changes to mitigate negative impacts on the immediately surrounding area. See comment #106.
 - a. On page 4-32, Policy 4.2.1, add a cross reference to 13.5.4 and 5.3.6.
 - b. On page 5-38, Policy 5.3.6, add a cross reference to 4.2.1 and 13.5.4.
 - c. On page 13-31, Policy 13.5.4, add a cross reference to 4.2.1.
 - xi. On page 5-48, Policy 5.6.2.f, add "stormwater runoff, contaminants," before "noise." See comment #206.
 - xii. On page 5-50, Policy 5.7.1, add a cross reference to Policy 4.1.4 for Policies related to partnerships and investments to reinvest in neighborhoods. See comment #208.
 - xiii. On page 5-52, add new Action 5.7.4.2 as follows: "Engage communities through the CPA Assessment process to assess zoning regulations and adopted policies and recommend updates to the IDO or Comp Plan. [A]" See comment #211.

F. Chapter 6

- i. On page 6-9, insert a reference to the map of Limited Access Facilities in the MTP (Futures 2040 MTP, Map 3-10). See comment #351.
- ii. On page 6-12 and 6-13, combine text currently under the heading Bus Rapid Transit into the text under heading High-capacity Transit to be more concise. See comment #212.

- iii. On page 6-19, add a new Section 6.1.2.3 that discusses health and environmental impacts of the transportation network, including air quality, crashes, and noise. See comment #212.
- iv. On page 6-19, Section 6.1.2.3 Connecting Land Use & Transportation, add text regarding transportation-related noise and mitigation. See comment #347.
- v. On page 6-26, in the third paragraph, delete the first sentence. Add a new second sentence to read as follows: "As the largest metropolitan area in the state, Albuquerque has high rates of crashes involving pedestrians and cyclists." See comment #213.
- vi. On page 6-32, Policy 6.1.1.b, add text to the beginning of the policy as follows, "On major streets..." See comment #214.
- vii. Beginning on page 6-33, Tables 6-3 through 6-8, change the heading -- "Access Control" -- to read: "Access Management." See comment #217.
- viii. On page 6-40, Action 6.2.3.3, revise to read as follows: "As development occurs along Commuter Corridors, consider grade-separated crossings, special signalization, and/or other alternatives that improve access for pedestrians and cyclists and improve safety for all modes of transportation." See comment #220.
- a. On page 6-41, Policy 6.2.5, add a new sub-policy c) to read as follows: "Where bikeways and trails are planned along streets with high traffic speeds or volumes, including Commuter and Multi-Modal Corridors, provide buffered bike lanes and/or off-street trails to allow the greatest separation between cyclists and automobiles." See comment #217.
- b. On page 6-43, add a new sub-policy 6.2.8.f to encourage ride-sharing programs. On page 6-43, add a new sub-policy 6.2.8.g to improve signal-timing. See comment #357.

G. Chapter 7

- i. On page 7-9 and 7-10, section 7.1.2.5 Landscaping, revise narrative to better reflect the intent of the text as "landscape design," "landscape," or "landscape elements," as appropriate to the context. See comment #58.
- ii. On page 7-20, Action 7.3.2.1, revise text to read: "Develop design standards for lighting, utility enclosures compatible with safety codes, walls, and landscape design that create a high-quality built environment with lasting character that draws on regional styles and traditions." See comment #481.
- iii. On page 7-21, Policy 7.2.1, add a cross reference to Ch. 6 Transportation Policy 6.2.4 and 6.5.2. On page 6-41, Policy 6.2.4, and on page 7-18, policy 7.2.1, add a cross reference to 6.5.2, to connect the concepts of walkability, pedestrian network design, and ADA accessible design. See comment #389.
- iv. On page 7-22, Policy 7.4.2.b.iii, add the phrase "except where residential parking permits are used" to the end of the sentence, to clarify that on-street parking credits cannot be applied where there are residential permit parking areas. See comment #334.
- v. On page 7-26, Policy 7.6.3.b, revise text to read "Minimize disturbance to

environmentally such as Major Public Open Space, cultural landscapes, and designated view corridors and minimize visual impact of utilities with careful siting and design." See comment #478.

H. Chapter 8

- i. On page 8-8, delete second sentence of the second paragraph under the heading "Wages." Delete Table 8-3. On page 8-10, Table 8-4, add the year for which the data was generated in the title name. See comment #234.
- ii. On page 8-10, add the following chapter cross references, to the sentence at the end of the third paragraph on page 8-10: "Community Identity, Land Use, Resilience & Sustainability." See comment #233.
- iii. On page 8-20, under 8.1.2.7, heading "Office Capacity," revise paragraph to add a definition of Class A and Class C. See comment #236.

I. Chapter 9

- i. On page 9-9, revise text to consistently reflect updated data. See comment #244.
- ii. On page 9-13, add text to the last paragraph to discuss a land trust as a strategy to lower development costs. See comment #248.
- iii. On page 9-25, Goal 9.1, shift language to aim toward mixed-income neighborhoods, instead of only for a range of housing types and price levels. See comment #322.
- iv. On page 9-26, Policy 9.1.2, strike the phrase "in appropriate areas" so that the policy for affordable housing applies to all areas. See comment #319.

J. Chapter 10

- i. On page 10-4, Staff will work with Parks & Recreation departments to compare our region to national data and add this text to. See comment #251.
- ii. On page 10-21, Policy 10.3.6.e, revise to read as follows: "Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid branch of the San Antonio crosses the Escarpment, the Marsh peninsula, and Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon." See comment #385.

K. Chapter 11

- i. On page 11-23, Goal 11.2, revise language to read "Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity." Add Policy 11.2.2.a: "Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment." See comment #471.
- ii. On page 11-25, Goal 11.3, revise the text, "and sub-areas" to "cultural landscapes and view corridors." In Policy 11.3.1 and associated sub-policies, revise language related to views for consistent reference to "view corridors." See comment #479.

- iii. On pages 11-26 and 11-27, Action 11.3.1.2 and Policy 11.3.4.e, revise to include reference to reflectivity. See comment #382.
- iv. On page 11-27, Policy 11.3.4.d, add "and mitigate" after "minimize." Add to page 11-15, above the heading Petroglyph National Monument, a new paragraph about the impacts of development on these resources. Add a cross reference to Section 13.1.3.4 Natural Resources. See comment #372.
- v. On page 11-31, Policy 11.4.5.a, replace the text to read as follows: "Protect archaeological resources and rock outcroppings on the Northwest Mesa through in-place avoidance, if possible, or mitigation." See comment #378.

L. Chapter 12

- i. On page 12-6, revise language as follows: "Through ongoing conservation efforts, Albuquerque has achieved a daily per capital water use below the maximum set through the San Juan Chama Drinking Water Project of 155 gallons per capita per day" to clarify that we have achieved a better per capita water use rate than the permit specified. See comment #258.
- ii. On page 12-12, first paragraph on third text column, change "provision" to "department." See comment #260.
- iii. On page 12-12, revise last sentence in second paragraph under the heading "Landfills" to read as follows: "Convenience centers located throughout the city and county provide residents the opportunity to dispose of their refuse and recyclables." See comment #261
- iv. On page 12-21, first text that appears, replace "more mature" with "older." See comment #264.
- v. On page 12-33, Policy 12.3.2, add a cross reference to a new sub-policy a) in Policy 13.5.3 to read as follows: "Recognize, analyze, and minimize the potential adverse, disproportionate impact on at-risk communities in siting new public infrastructure and services." Add cross reference in Policy 13.5.4 to new sub-policy in 13.5.3. Add cross references between Policy 5.3.6 and Policy 13.5.3. See comment #272.
- vi. On page 12-39, Policy 12.5.4, add "and water" before "lines." See comment #278.

M. Chapter 13

- i. On page 13-17, Unique Landforms and Habitat Section, incorporate the following sentences: "Unique geological formations and land forms are fragile and valuable environmental resources that harbor plant and wildlife. Disturbances to the natural environment, in particular to the drainage, basaltic caprock, slopes and vegetation could result in erosion and caving of slopes and boulders and pose a threat to the public safety and welfare by impacting existing and future downstream and down slope development." See comment #372.
- ii. On page 13-20: Add a new first bullet with text as follows: "Ensuring meaningful participation of residents who may be impacted by proposed policies, plans, or projects in the Community Identity chapter." See comment #288.

- iii. On page 13-20: Move the endnote from the paragraph to the header. See comment #289.
- iv. On page 13-24, Policy 13.5.3 and 13.5.4, add a cross reference to address impacts on communities. See comment #290.

N. Chapter 14

- i. On page 14-8, Implementation Strategic Action 2.1, add a bullet to describe key opportunities with APS, including school siting, growth trends and school capacity, and joint-use of facilities. Add ABCWUA to the list of entities to coordinate with in the 4th paragraph under Description. See comment #321.
- ii. On page 14-10, first bullet, replace "City's planning priorities" with "Comp Plan goals and policies." See comment #304.
- iii. On page 4-14, add a new sentence to the last paragraph under the heading "Furthering Community & Neighborhood Engagement" to explain the idea of Citizens Academy and cross reference to Ch. 14 Strategic Action 1.2 and Appendix D where it is discussed in more detail. See comment #309.
- iv. On page 14-18, Policy Implementation Action Matrix introduction, add a paragraph that describes Table 14-1 as a consolidation of the Actions listed in each chapter, by policy, and it is intended to facilitate tracking of the actions and to demonstrate progress towards implementation of the Comp Plan. See comment #142.

O. General

- i. Staff will review the Comp Plan to identify potential appropriate changes based on the comment to replace the word "urban" throughout the Comp Plan with the word "Community." See comment #520.
- ii. Staff will review the draft Comp Plan to ensure there is no conflict with the 2010 Electric Facility Plan. See comment #476.
- iii. Staff will work with MRCOG, which maintains data layers that identify vulnerable and sensitive areas, to add text to define these areas and a new map. See comment #284.

P. Appendices

- i. On page A-13, Appendix B, add a definition for by-right zoning as follows: "zoning that does not require a discretionary public hearing to approve projects for permitted uses that meet required design standards. Sometimes referred to as 'straight zoning.'" See comment #209.
- ii. On page A-23, add "sprawl" to the list of definitions. See comment #174.
- iii. On page A-32 and A-33, Appendix D, add sentence that Facility Plans and the IDO should be amended as needed based on recommendations to ensure discoveries made during the CPA process will inform amendments to the appropriate plan or regulation. See comment #117.
- iv. On page A-69, Figure A-25, add County MR areas to the map. See comment #204.

- v. Add a new Appendix to contain a map of NM Department of Health boundaries compared to CPA boundaries. See comment #160.
 - vi. Add a new Appendix K to include a list and map of current recognized City and County Neighborhood Associations, with a brief description of how these associations work. See comment #518.
9. Planning staff shall revise the draft Comprehensive Plan to disaggregate and further refine the policies listed below, which contain multiple concepts, to make them clearer and easier to apply effectively to future development projects. These shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan, including but not limited to:
- A. Policy 4.1.1 on Page 4-30
 - B. Policy 5.2.1 on Page 5-35
 - C. Policy 5.6.4 on Page 5-49 (add actions)
 - D. Policy 6.1.1 on Page 6-32
 - E. Policy 6.2.7 on Page 6-42
 - F. Policy 6.3.1 on Page 6-45
 - G. Policy 8.2.3 on Page 8-31 (add actions)
 - H. Policy 8.3.2 on Page 8-32 (add actions)
 - I. Policy 9.1.2 on Page 9-26
 - J. Policy 9.7.2 on Page 9-32
 - K. Policy 11.2.2 on Page 11-23
 - L. Policy 11.3.5 on Page 11-28
 - M. Policies 12.4.4 and 12.4.5 on Page 12-37 (add actions)
 - N. Policy 13.5.1 on Page 13-30
10. Planning Staff shall revise the draft Comprehensive Plan to clarify certain concepts, improve readability, and make editorial changes. Proposed revisions shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan.
11. Planning Staff shall revise the draft Comprehensive Plan to correct errata, errors, missing or incorrect image captions, page numbers, and internal cross references. Proposed revisions shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan.

-
12. In response to testimony received at the August 25, 2016 public hearing, Planning Staff shall make the following revisions:
- A. On pages 4-29, 5-28, 6-31, 7-11, 8-27, 9-24, 10-15, 11-20, 12-27, and 13-22, include a brief note describing the organization of Policies, Sub-policies, and Actions. See comment #554.
 - B. On p. 4-8, replace Figure 4-1 with a map showing expansion of the city over time to better illustrate the growth of the city and areas of influence of the different eras. Clarify in the text on pages 4-6 through 4-12 (Historic Eras & Patterns) that these patterns are not mutually exclusive and many parts of the city and county have been influenced by multiple eras. See comment #538.
 - C. On p. 4-17, Figure 4-2, staff will consider this boundary change to be considered by City Council. See comments #522 and #458.
 - D. On p. 4-34, add an action to a new Policy 4.3.1 as follows: "Incorporate narratives of adopted SDPs into the CPA assessments." See comment #558 and Condition 8.D.viii.
 - E. On p. 5-38, Policy 5.3.6, staff will consider additional actions that may be appropriate to make this policy clearer and more effective. See comment #557.
 - F. On p. 5-38, revise a new proposed policy 5.3.5 to read as follows: "Discourage zone changes from non-residential to residential uses ~~other than senior housing~~ when affected local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units." See comment #599 and Condition 8.E.ix.
-

Catalina Lehner

Catalina Lehner, AICP
Senior Planner



Mikaela Renz-Whitmore, AICP
Senior Planner

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
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AMENDED OFFICIAL NOTIFICATION OF DECISION

August 30, 2016

City of Albuquerque, Planning Dept.
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Project# 1001195
16EPC-40031 Update to the Albuquerque/ Bernalillo
County Comprehensive Plan and associated text
amendments to the Complete Streets Ordinance (O-14-27).
City-wide.

Staff Planners: Catalina Lehner and Mikaela Renz-Whitmore

On August 25, 2016 the Environmental Planning Commission (EPC) voted to CONTINUE Project #1001195/16EPC-40031, an update to the Albuquerque/Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27), to the September 1, 2016 hearing based on the following findings:

FINDINGS:

Albuquerque

NM 87103

www.cabq.gov

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the "County"). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC's task is to make a recommendation to the City Council regarding the Comp Plan update. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. The existing, key concept of Centers and Corridors will remain the same, as will the boundaries of existing Centers. In the City, the existing development areas (Central Urban, Developing & Established Urban, Semi-Urban, and Rural) will be replaced with Areas of Change and Areas of Consistency. In the County, the development areas will remain the same.

AMENDED OFFICIAL NOTICE OF DECISION

Project #1001195

August 30, 2016

Page 2 of 3

6. The 2016 Comp Plan update incorporates changes in the narrative descriptions as well as the goals, policies, and actions of each existing chapter. Approximately 90% of existing Goals and policies from the City's various Sector Plans (Rank III) and Area Plans (Rank II), except for facility plans and Metropolitan Redevelopment Area (MRA) plans, have been integrated into the updated Comp Plan. Many of these Goals and policies address similar topics and/or can be expanded to apply City-wide.
7. The EPC is continuing this item to allow Staff the opportunity to respond to comments received from the public on August 26, 2016. The floor is closed and no further comment will be taken.

PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by 5 pm on **SEPTEMBER 9, 2016**.

APPEAL TO THE CITY COUNCIL: If you wish to appeal a final decision, you must do so in the manner described below. A non-refundable filing fee is required at the time the appeal is filed. For more information regarding the appeal process, please refer to Zoning Code Section 14-16-4-4.

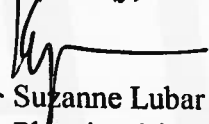
Persons aggrieved with a determination of the EPC, and who have legal standing as defined in Zoning Code Section 14-16-4-4(B)(2), may file an appeal to the City Council by submitting a written application, on Planning Department forms, to the Planning Department within 15 days of the decision. The date the determination in question is not included in the 15-day period for filing an appeal and, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered the deadline for filing the appeal.

Appeals to the City Council are heard by the Land Use Hearing Office (LUHO), who will make a recommendation for approval, denial, or remand to the EPC. The City Council may accept or reject, in whole or in part, the LUHO's recommendation. The City Council has the option of hearing the appeal if it decides to do so. Such appeal, if heard, shall be heard within 45 days of its filing.

You will receive notification if any person files an appeal. If there is no appeal, you can receive building permits, if applicable, any time after the appeal deadline, provided that all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

AMENDED OFFICIAL NOTICE OF DECISION

Project #1001195

August 30, 2016

Page 3 of 3

cc: City of Albuquerque, Planning Dept., 600 Second St. NW, 3rd Floor, ABQ, NM 87102
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Catherine Mexal, 1404 Los Tomases NW, ABQ, NM 87102
Lynne Andersen, 504 Camino Espanol NW, ABQ, NM 87107
Kim Murphy, 8633 Kacey Ln SW, ABQ, NM 87105
Kristi Houde, 617 Edith NE #8, ABQ, NM 87102
Loretta Naranjo Lopez, 1127 Walter NE, ABQ, NM 87102
Laurie Moye, PNM, 2401 Aztec NE, ABQ, NM 87107
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87107
Susan Dieschel, 508 14th St NW, ABQ, NM 87104
James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Marianne Barlow, 27 Tennis Ct. NW, ABQ, NM 87120
Francisco Simbana, 917 Arno NE, ABQ, NM 87102
Jerry Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
John Ransom, 5050 Journal Center, ABQ, NM 87109
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CITY OF ALBUQUERQUE



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OFFICIAL NOTIFICATION OF DECISION

August 5, 2016

City of Albuquerque, Planning Dept.
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Project# 1001195
16EPC-40031 Update to the Albuquerque/ Bernalillo
County Comprehensive Plan and associated text
amendments to the Complete Streets Ordinance (O-14-27).
City-wide.

Staff Planners: Catalina Lehner and Mikaela Renz-
Whitmore

On August 4, 2016 the Environmental Planning Commission (EPC) voted CONTINUE Project #1001195/16EPC-40031, an update to the Albuquerque/Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27), to August 25, 2016 based on the following findings:

Albuquerque **FINDINGS:**

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the "County"). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC's task is to make a recommendation to the City Council regarding the Comp Plan update. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. Staff received official written comments from agencies and interested parties. Agencies that commented include the ABCWUA, the AMAFCA, Bernalillo County, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to their agency's charge. Staff is considering all comments carefully and addressing them.

OFFICIAL NOTICE OF DECISION

Project #1001195

August 4, 2016

Page 2 of 3

6. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.
7. Staff recommends a continuance of this case to provide the public additional opportunity to participate in the review process and to ensure another chance for people to provide testimony. In order to make the most informed recommendation to the City Council that it can, the EPC needs more than one hearing to review and discuss the request.

PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by 5 pm on **AUGUST 19, 2016**.

APPEAL TO THE CITY COUNCIL: If you wish to appeal a final decision, you must do so in the manner described below. A non-refundable filing fee is required at the time the appeal is filed. For more information regarding the appeal process, please refer to Zoning Code Section 14-16-4-4.

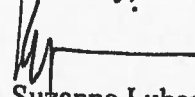
Persons aggrieved with a determination of the EPC, and who have legal standing as defined in Zoning Code Section 14-16-4-4(B)(2), may file an appeal to the City Council by submitting a written application, on Planning Department forms, to the Planning Department within 15 days of the decision. The date the determination in question is not included in the 15-day period for filing an appeal and, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered the deadline for filing the appeal.

Appeals to the City Council are heard by the Land Use Hearing Office (LUHO), who will make a recommendation for approval, denial, or remand to the EPC. The City Council may accept or reject, in whole or in part, the LUHO's recommendation. The City Council has the option of hearing the appeal if it decides to do so. Such appeal, if heard, shall be heard within 45 days of its filing.

You will receive notification if any person files an appeal. If there is no appeal, you can receive building permits, if applicable, any time after the appeal deadline, provided that all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

OFFICIAL NOTICE OF DECISION

Project #1001195

August 4, 2016

Page 3 of 3

cc: City of Albuquerque, Planning Dept., 600 Second St. NW, 3rd Floor, Albuquerque, NM 87102
Jim Wible, 6801 Jefferson, ABQ, NM 87109
Catherine Mexal, 1404 Los Tomases NW, ABQ, NM 87102
Lynne Andersen, 504 Camino Espanol NW, ABQ, NM 87107
Kim Murphy, 8633 Kacey Ln SW, ABQ, NM 87105
Kristi Houde, 617 Edith NE #8, ABQ, NM 87102
Loretta Naranjo Lopez, 1127 Walter NE, ABQ, NM 87102
Laurie Moye, PNM, 2401 Aztec NE, ABQ, NM 87107
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87107
Susan Dieschel, 508 14th St NW, ABQ, NM 87104
James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Marianne Barlow, 27 Tennis Ct. NW, ABQ, NM 87120
Francisco Simbana, 917 Arno NE, ABQ, NM 87102
Jerry Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
John Ransom, 5050 Journal Center, ABQ, NM 87109
David Wood, 158 Pleasant NW, ABQ, NM 87107
John Edward, P.O. Box 26506, ABQ, NM 87125
Jolene Wolfley, 7216 Carson Trail, ABQ, NM 87120
Loren Hines, 2716 Carol St. NE, ABQ, NM 87112
Jackie Fishman, 302 8th St NW, ABQ, NM 87102
Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, NM 87104
Kathy Adams, 5 Arco Ct NW, ABQ, NM 87120
Peggy Neff, 319 Princeton Dr. SE, ABQ, NM 87113

STAFF RESPONSES TO COMMENTS CONDITIONS OF APPROVAL

Comments received prior to August 2, 2016, 1pm deadline, as well as public testimony from the August 4 25, 2016 EPC hearings.

No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
["N/A" means Not Applicable. For other unfamiliar acronyms, see Comp Plan pages x and xi.]							
[Note: Comments on Lines 9-36 may refer to Figure numbers or page numbers from the pre-EPC draft]							
[The following include comments that reflect a request for change in the Comp Plan document. For the full text of comments, please see Staff Report attachments X and X.]							
1	Cadena, Kris	ABCWUA	7/7/16		Development within Adopted Service Area requires an availability statement.	N/A	
2	Cadena, Kris	ABCWUA	7/7/16		Development outside of Adopted Service Area requires a serviceability [statement].	N/A	
3	Cadena, Kris	ABCWUA	7/7/16		All development shall comply with water conservation policies and all ordinances set by the Water Authority.	N/A	
4	Mazur, Lynn	AMAFCA	7/13/16	10-9	Rio Grande Valley State Park - Add the New Mexico State Land Office, which also owns and manages property in the Bosque, to the list of regulating agencies.		On page 10-9, add the New Mexico State Land Office to the list of regulating agencies to the paragraph on the Rio Grande Valley State Park.
5	Mazur, Lynn	AMAFCA	7/13/16	10-11	Change the first sentence of Bernalillo County Open Space section to include AMAFCA.		On page 10-11, add AMAFCA to the list of partner agencies that are responsible for the Valle de Oro National Wildlife Refuge.
6	Mazur, Lynn	AMAFCA	7/13/16	12-8	MS4 stands for Municipal Separate Storm Sewer System and should be preceded by "the Environmental Protection Agency"		On page x, add Environmental Protection Agency (EPA) to the list of acronyms and add EPA before all references to the MS4 Permit.
7	Mazur, Lynn	AMAFCA	7/13/16	12-9	Figure 12-1 - In the legend, change AMAFCA detention dam to "detention dam," as some of them are owned and maintained by the City or other agencies.		On page 12-9, Figure 12-1, revise the legend from "AMAFCA Detention Dam" to "Detention Dam" to reflect that some are owned and maintained by the City or other agencies.
8	Mazur, Lynn	AMAFCA	7/13/16	12-29	Action 12.1.4.1 - Change first line to "Facilitate coordination with area agencies to secure..."		On page 12-29, revise Action 12.1.4.1 to read: "Facilitate coordination with area agencies to secure sufficient funds..." to reflect the need to coordinate with multiple agencies, not just AMAFCA.
9	VerEcke, Catherine	Bernalillo County	7/15/16	4-18	Figure X: County SD/AP, p. 4-18. The map is too cluttered. Suggest not showing community planning areas on top of sector and area plan locations.		On page 4-18, Figure 4-3, remove the boundaries for the Community Planning Areas (CPAs) to improve the legibility of the map.

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10	VerEcke, Catherine	Bernalillo County	7/15/16	4-22	p. 4-22, column 3 – “In 2000, the SWAP was updated in accordance with ABCCP as a Rank Two area plan.”		On page 4-22, add the following text: "In 2000, the SWAP was updated in accordance with the Comp Plan as a Rank II Area Plan."
11	VerEcke, Catherine	Bernalillo County	7/15/16	4-24	4.1.3.3, p 4-24 – “as part of a planning effort from 1995 that created...”		Will correct typographical error.
12	VerEcke, Catherine	Bernalillo County	7/15/16	4-25	P. 4-25 Mesa del Sol – Add Text	Will be added in the future as part of the City's CPA process.	
13	VerEcke, Catherine	Bernalillo County	7/15/16	4-27	P. 4-27 North I-25 – Add Text	Will be added in the future as part of the City's CPA process.	
14	VerEcke, Catherine	Bernalillo County	7/15/16	4-28	P. 4-28 West Mesa – Add Text	Will be added in the future as part of the City's CPA process.	
15	VerEcke, Catherine	Bernalillo County	7/15/16	4-35	P. 4-35 Policy 4.5.5 – Near Heights CPA	This correction was made for the EPC draft.	
16	VerEcke, Catherine	Bernalillo County	7/15/16	5-21	P. 5-21, Figure 5-6: County Development Areas – Show outline of Santolina and Westland; darken out Quail Ranch which is in Rio Rancho	Santolina and Westland are not development areas and potentially add confusion.	On page 5-21, Figure 5-6, amend the map to darken Quail Ranch/Rio Rancho, so that it clearly shows as an other jurisdiction, and not part of Bernalillo County's Development Areas.
17	VerEcke, Catherine	Bernalillo County	7/15/16	5-22	P. 5-22 Semi-Urban Areas – “a transition between Rural Areas and...”		Will correct typographical error.
18	VerEcke, Catherine	Bernalillo County	7/15/16	6-29	P. 6-29 BC Public Works Division - “The Capital Improvement Program (CIP) identifies...”	This correction was made for the EPC draft.	
19	VerEcke, Catherine	Bernalillo County	7/15/16	6-29	P. 6-29 BC Public Works Division – “The County’s Technical Services Department of the Public Works Division...”		Will correct editorial error.
20	VerEcke, Catherine	Bernalillo County	7/15/16	6-45	P. 6-46 Policy 6.3.1 d) [ABC]		On page 6-45, revise Policy 6.3.1.d to apply to City and Bernalillo County.
21	VerEcke, Catherine	Bernalillo County	7/15/16	6-47	P. 6-47 Policy 6.4.2 – Address diesel emissions in industrial/ freight areas...	Environmental Health Department, which has jurisdiction over City and unincorporated County, addresses emissions as regulated by federal EPA standards.	
22	VerEcke, Catherine	Bernalillo County	7/15/16	8-7	p. 8.8 Jobs-Housing Balance paragraph 2 – “construction permits have been steadily rising...”	This correction was made for the EPC draft.	

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23	VerEcke, Catherine	Bernalillo County	7/15/16	8-13	p. 8-14 Government Jobs and Spending paragraph 2 "estimated federal sequestration in 2011 led to a permanent loss of 20,000 jobs..."		On page 8-13, revise the second paragraph of the Government Jobs and Spending section to refer to 2011, not 2008.
24	VerEcke, Catherine	Bernalillo County	7/15/16	8-15	p. 8-15 Infill, Redevelopment, and Adaptive Reuse - Add an MR Area Map (include SV MRA)		On page A-69, revise the Metropolitan Redevelopment Area (MRA) map to include the South Valley MRA, and add a cross reference to this map on page 8-15.
25	VerEcke, Catherine	Bernalillo County	7/15/16		General – photo captions are in Latin	This correction was made for the EPC draft.	
26	VerEcke, Catherine	Bernalillo County	7/15/16		p. 9-15 Population Growth – "Bernalillo County is expected to grow..."	This correction was made for the EPC draft.	
27	VerEcke, Catherine	Bernalillo County	7/15/16		p. 9-18 Changing Preferences – "involves understanding potential lifestyle..." No footer on page.	This correction was made for the EPC draft.	
28	VerEcke, Catherine	Bernalillo County	7/15/16	9-20	P. 9-21 paragraph 2 – "and the New Mexico Mortgage Finance Authority..."		Will correct typographical error.
29	VerEcke, Catherine	Bernalillo County	7/15/16	9-23	P. 9-23 paragraph 3 – Add: Bernalillo County Housing Authority owns and manages – public housing units and manages the Section 8 program in the unincorporated area...		On page 9-23, add the following sentence to the end of the first paragraph: "Bernalillo County Housing Authority owns and manages public housing units and manages the Section 8 program in the unincorporated area."
30	VerEcke, Catherine	Bernalillo County	7/15/16	10-9	• P. 10-9 Trail Corridors paragraph 2 – "BC has adopted the Pedestrian and Bicyclist Safety Action Plan..."		Will correct editorial error.
31	VerEcke, Catherine	Bernalillo County	7/15/16	10-22	• P. 10-22 Add Policy 10.3.8 Cibola National Forest Sandia Wilderness management plan coordination		On page 9-23, add a new Action to Policy 10.4.2, System Planning, to: "Coordinate with the US Forest Service in their updates to the Cibola National Forest and Cibola Wilderness Forest Plans."
32	VerEcke, Catherine	Bernalillo County	7/15/16	11-7	P. 11-7 paragraph 3 – "with the majority comprising less than 10 acres." Remove space.	This correction was made for the EPC draft.	

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33	VerEcke, Catherine	Bernalillo County	7/15/16	11-12	P. 11-12 paragraph 1 – “communities in the unincorporated area...”		Will correct editorial error.
34	VerEcke, Catherine	Bernalillo County	7/15/16	12-7	P. 12-7 Private Wastewater Systems – “those with discharge capacities of up to 5,000 gallons” Remove space.		Will correct typographical error.
35	VerEcke, Catherine	Bernalillo County	7/15/16	12-19	P. 12-19 Education Delivery paragraph 2 – “high school education has steadily increased.”		Will correct typographical error.
36	VerEcke, Catherine	Bernalillo County	7/15/16	13-16	p. 13-16 Air Quality – missing photo and caption	This correction was made for the EPC draft.	
37	Rubin, Maida	MRCOG	7/13/16		We recommend the Project Team consider including a CIP project prioritization process and criteria to help select and implement projects that best meet Comp Plan Vision and transportation goals somewhere in the Comp Plan if possible. This could possibly be added as an action under the Complete Networks Policy (6.2.1).	This is not currently within the scope of this effort. The Project Prioritization is updated more frequently than the Comp Plan and should be kept as a separate document. The CIP is implicated in most actions, so it would not make sense to add to every policy. See related Policy 6.7.1. And Implementation Strategy 3, and Strategic Action 2.2.	
38	Rubin, Maida	MRCOG	7/13/16		Finally, an important opportunity to draw attention to the importance of green infrastructure as part of our transportation system should be taken advantage of in this particular chapter.	See Policy 7.6.1.b, 12.1.4.a, 13.2.2.a and f.	

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39	Rubin, Maida	MRCOG	7/13/16		The concept of 'complete streets' also including green elements such as on-site storm water treatment and use through the use of bioswales, landscape buffers and medians, pervious pavement (where appropriate) and the use of rainwater harvesting to irrigate native trees and vegetation along roadways could be promoted in the plan. In this way, stormwater is treated as a resource to support urban vegetation rather than a waste product. This could achieve multiple benefits such as roadway beautification, traffic calming, reduction of heat island effect, reduction in costs needed for storm water treatment facilities, enhanced tree canopy, improved pedestrian conditions, and air quality. The City of Tucson includes similar elements in their Comp Plan and the City is well-regarded for their green infrastructure policies and progress.	See Policy 7.6.1.b, 12.1.4.a, 13.2.2.a and f	
40	Rubin, Maida	MRCOG	7/13/16		Potential policies (drawn from Tucson's plan) that could be included in the transportation chapter are: 1) Encourage green infrastructure and low impact development techniques for stormwater management in public and private development and redevelopment and in roadway projects; and 2) Design and retrofit streets and other rights of way to include green infrastructure and rainwater harvesting.		On pages 7-25, 12-29, 13-24, in Policies 7.6.1, 12.1.4, and 13.2.2, respectively, add a cross reference to Policy 6.8.1 to connect the policies related to respecting the natural and cultural context in the location and design of roadways with considerations for green infrastructure and low impact stormwater management.

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No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
41	Rubin, Maida	MRCOG	7/13/16	6-17	1. Page 6-19: An action could be placed in the Goals, Policies, and Actions section that recommends developing criteria for protected bike lanes. Also, there is an opportunity to include a policy on protected bike lanes, perhaps under the Multi-Modal System or Safety Goals. This is the type of infrastructure cities and residents are clamoring for and this presents a good opportunity to make the city more competitive in this regard.	See Policy 6.2.5.c, about choosing the best and most innovative facility design. Protected bike lanes are addressed in more detail in the Bikeways & Trails Facility Plan (Policy 6.2.5.e), which will also be reflected in the DPM.	
42	Rubin, Maida	MRCOG	7/13/16	6-39	2. Page 6-39: The addition of an action regarding using a Multi-Modal LOS was good, however, the wording may need to be made more clear and specific. MMLOS should be considered as a required alternative to the use of standard LOS.	The Comp Plan does not get to this level of specificity. We will consider this comment as we revise the DPM.	
43	Rubin, Maida	MRCOG	7/13/16	6-24	3. Page 6-26: "Regulations need to be developed and adopted to formalize a connectivity analysis, process, measures, and minimum standards. Improving the connectivity will continue to be done through Corridor Plans, corridor specific studies, and public works projects." Although connectivity is included as an action in the chapter, we recommend these proposed connectivity analysis regulations be included as an action somewhere in the Goals/Actions/Policies section (maybe System Effectiveness).	Action 6.2.1.1 addresses this topic; the requested change is not within the City's capacity to perform. Policy 6.7.2 suggests coordinating this effort at the regional level.	

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44	Rubin, Maida	MRCOG	7/13/16	6-39	4. Page 6-40: This concept (Complete Networks) is very important yet does not have enough supporting actions (the addition of an MMLOS action was a good one). Gap analysis and prioritization of needs/projects is one idea of a supporting action. Developing a lane reconfiguration/road diet policy is another (similar to the one NMDOT is developing).		On page 6-39, add new actions to Policy 6.2.1, Complete Networks, to perform a gap analysis for and prioritization of projects for each mode and to develop a lane reconfiguration/road diet policy that is in line with NMDOT's approach.
45	Rubin, Maida	MRCOG	7/13/16	6-45	5. Page 6-46: Policy 6.3.1: This policy seems light on actions. There are no actions that address encouragement, enforcement, or evaluation. Possible ideas: conduct Road Safety Audits; conduct before and after studies to assess safety improvements; work with law enforcement on enforcement activities and programs; continue or expand programs that encourage safety such as Bike to Work Day, the Esperanza Community Bike Shop, etc.		On page 6-45, add new actions to Policy 6.3.1 that would provide more guidance on appropriate encouragement, enforcement, and evaluation efforts, as recommended by MRCOG and supported by DMD and Parks and Recreation. Consider revision of Action 6.3.2.1 to apply to all users, not just pedestrians, in Policy 6.3.1.
46	Rubin, Maida	MRCOG	7/13/16	6-45	6. Page 6-45: Policy 6.3.2 (a) is a good one, and improved. We recommend taking out 'principal' in principal arterials so that this clearly applies to all arterials and collectors.		On page 6-45, Policy 6.3.2.a, delete "principal" so that the policy applies to all arterials and collectors.
47	Rubin, Maida	MRCOG	7/13/16	6-49	7. Page 6-49: Under the Economy Goal, there are no actions. It appears that actions will be tracked for plan implementation, so it is critical to include actions under policies so that the goals can be attained. We recommend adding options under the policies.		On page 6-49, Goal 6.6 Economy, consider addition of Actions to implement the goal and related policies, in order to provide steps to attain the goal and actions to track for plan implementation.

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48	Taylor, B	Parks & Rec	7/14/16	10-12	In total the Parks Department recommends that the statement be amended to read as follows: <i>A board composed of seven citizen volunteers appointed alternately by the Mayor or and City Council, <u>which</u> meets at least once monthly to implement a broad range of duties required by City ordinances, policy resolutions, and administration of the open space system. Major concerns of the Board include investment policy for the Open Space Trust Fund, acquisition of selected additional open space lands, maintenance of the existing system, plans for improvements such as trails, revegetation, or visitor access, and coordination with the Bernalillo County open space system. Meetings of the Board are traditionally convened at the Open Space Visitors' Center and are open for public participation. <u>Consistent with the requirements of the Open Meetings Act, all meetings of the Board are advertised in advance and are open for public participation.</u></i>		On page 10-12, revise the narrative related to the Open Space Advisory Board to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director. See also comment on line 62.
49	Moye, Laurie	PNM	7/12/16	4-26	The Near North Valley Urban Design/Character Considerations includes "Victorian architecture of railroad era neighborhoods" which is more aptly applied to downtown, not the Near North Valley boundary as shown in Figure 4-2 on page 4-17.		On page 4-26, strike the bullet point about Victorian architecture in the Near North Valley Community Planning Area.
50	Moye, Laurie	PNM	7/12/16	4-24 - 4-28	Character Considerations for the Community Planning Areas of West Mesa, Mesa del Sol and North I-25 are not available in the EPC Draft dated June 2016.	This will occur later during the CPA process.	

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51	Moye, Laurie	PNM	7/12/16	6-15	Include a graphic illustration of the "Pedestrian Realm" (i.e. street cross-section) that also shows utility easements.	This is too much detail for the Comp Plan; diagram in other plans and perhaps also IDO. Text addresses this comment.	
52	Moye, Laurie	PNM	7/12/16	7-26	In Goal 7.6 Context-Sensitive Infrastructure, Policy 7.6.3, Action 7.6.3.1 on page 7-26, this Action Item should not be applied citywide as it takes certain existing sector development plan language from a specific sector development plan and places it out of context. Both plans cited involve only distribution level of electric overhead lines. The cost to implement this Action Item must be approved by the NMPRC and the cost will be borne by either the City directly or by PNM's customers within the City.		On page 7-26, modify Policy 7.6.3.e and Action 7.6.3.1 and on page 11-25, modify Policy 11.3.1 and Action 11.3.1.1 to specify that undergrounding electric distribution lines is to be prioritized only in designated view corridors, to avoid confusion about which locations this policy applies. Note: This text does not apply citywide; only to designated View Corridors, which are defined in Heritage Conservation and IDO.
53	Moye, Laurie	PNM	7/12/16	7-20	Clarify which "utility enclosures" are intended in Action 7.3.2.1 (also in the Implementation matrix pg. 14-35)	This Action is intended to include all utility enclosures; listing some may unintentionally exclude others.	
54	Moye, Laurie	PNM	7/12/16	8-11	Unnecessary to compare ABQ to Portland.	This comparison adds value to the discussion of tech and energy sectors.	
55	Moye, Laurie	PNM	7/12/16	12-28	Provide clearer guidance to utilities.	Provided in Policy 12.1.1.b, regarding Urban Design Policy 7.6.3.	
56	Moye, Laurie	PNM	7/12/16	vi	Missing Chapter 7 Figures		On page 7-9, relabel the captioned image as a Figure, 7-1. On page vii, add "Figure 7-1" to the Table of Contents.
57	Moye, Laurie	PNM	7/12/16	7-12 7-13	Policy text refers to Figures that are actually tables (on multiple pages throughout the Policies).		Will correct editorial error.

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58	Dekojova, Jitka		7/12/16		There are many instances, where the draft mentions "LANDSCAPING". This term is misleading, degrading to the profession of landscape architects, and purely unprofessional. I suggest to use "landscape design", "landscape", or "landscape elements" (as fitting to the context) instead. (Section 7.1.2.5)		On page 7-9 and 7-10, section 7.1.2.5 Landscaping, revise narrative to better reflect the intent of the text as "landscape design," "landscape," or "landscape elements," as appropriate to the context.
59	Hines, Loren	Open Space Advisory Board	7/12/16	10-5	B. Page 10-5: Challenges. Number four "Mandate to manage Open Space..." could be improved with a reminder of the additional costs associated with expanding open space holdings. Maintenance of the current open space is not adequately funded.	The first bullet in this list addresses financial constraints.	
60	Hines, Loren	Open Space Advisory Board	7/12/16	10-5	C. Page 10-5: Challenges. Number six "timing acquisition concurrently". The timing of open space acquisitions could better be viewed as "coordinated" or "sequenced" with development. The word concurrently implies at the same time.		Will revise editorial error.
61	Hines, Loren	Open Space Advisory Board	7/12/16	10-11	D. Page 10-11: Paragraph three, reference to "level of service". The City's ability to respond to increasing population and use of our open spaces calls for a "Use Plan", based on research into the volume and types of future demands. This would be an appropriate place to call for the development of a Use Plan.		On page 10-11, coordinate with City and County Parks & Recreation Departments to determine if it is appropriate to add a new Action 10.3.4.1 about development of a User Plan for Open Space.

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No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
62	Hines, Loren	Open Space Advisory Board	7/12/16	10-12	E. Page 10-12: Last paragraph referring to the Open Space Advisory Board. This short description is inadequate to provide the reader with understanding of how the board of volunteers serves the public interest in the planning and management of the huge land holdings and Trust Fund of our open space system. We suggest the following replacement, with the heading The Open Space Advisory Board: "A board composed of seven citizen volunteers appointed alternately by the Mayor or City Council meets at least once monthly to implement a broad range of duties required by City ordinances, policy resolutions, and administration of the open space system. Major concerns of the Board include investment policy for the Open Space Trust Fund, acquisition of selected additional open space lands, maintenance of the existing system, plans for improvements such as trails, revegetation, or visitor access, and coordination with the Bernalillo County open space system. Meetings of the Board are traditionally convened at the Open Space Visitors' Center and are open for public participation."		<p>On page 10-12, revise the narrative related to the Open Space Advisory Board to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director.</p> <p>See also comment on line 48.</p>

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63	Hines, Loren	Open Space Advisory Board	7/12/16	10-14	F. Page 10-14: Third paragraph regarding purchase of additional lands. This paragraph is now out of date. We suggest the following replacement: "Financing of land acquisitions has depended on many sources of funds. The Open Space Trust Fund is invested and will provide increasing acquisition and maintenance funds for future budgets. In 2016, the City Council authorized a twenty-year program of bond issues with two (2) percent of general obligation bond proceeds dedicated to the open space program. This is estimated to provide approximately \$30 million for the open space system."		On page 10-14, third paragraph in the City Funding section, replace as follows: "Financing of land acquisitions has depended on many sources of funds. The Open Space Trust Fund is invested and will provide increasing acquisition and maintenance funds for future budgets. In 2016, the City Council authorized a twenty-year program of bond issues with two (2) percent of general obligation bond proceeds dedicated to the open space program. This is estimated to provide approximately \$30 million for the open space system."
64	Hines, Loren	Open Space Advisory Board	7/12/16	10-22	G. Page 10-22: Preserve the ceja from Central Avenue south to its terminus, north of I-25, as Open Space.		On page 10-22, Action 10.3.7.1, revise the text to be consistent with the Proposed Open Space map as follows: "Preserve the ceja from Central Avenue south to the Bernalillo County limits."
65	Hines, Loren	Open Space Advisory Board	7/12/16	10-23	H. Page 10-23: To insert the word "Government" in between Maintain and Irrigation and add a "to" before the be. So it should read, "Design and maintain government irrigation ditches and acequias to be compatible with neighborhood character."	This content is implied by its location as a sub policy to Coordinate with MRGCD and AMAFCA.	
66	Mexal, Catherine		7/20/16		A document is not ready for prime time when it's filled with references of "See Table X" throughout Chapter 8 and ALL the tables are labeled "Table X". (Corrected in the last week).	This correction was made for the EPC draft.	

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67	Mexal, Catherine		7/20/16		The map showing Areas of Consistency and Change, as recently as the second week in July, stated that Areas of Change were shown in blue but the only blue on the map was the river! (Corrected after my comment.)	The text of an FAQ on the project website referenced an old map and was corrected.	
68	Mexal, Catherine		7/20/16		Finally, sector plans are being discarded solely for the benefit of developers. What about the residents who developed those smart and functional sector plans for the benefit of their neighborhoods? No pun intended but developers trump residents.	Primary purpose of the project is not for developers. Sector plan content is being preserved. See Section 1.6 and Appendix C.	
69	Mexal, Catherine		7/20/16		This document is not ready to "go live" with so many errors still in it. The public hasn't had adequate time to process and debug the document. And, finally, it's disrespectful to give the public such an error-filled draft that is being updated as we review it.	Drafts have been available for comment since January. The project team will continue to work to respond to public comments and to improve the draft as it moves through the adoption process.	
70	Murphy, Kim		7/22/16		The consistent application of the Plan's stated criteria for Areas of Change and Areas of Consistency would result in all the Academy Property covered by the approved Site Development Plan being designated as Area of Change as shown in the January 2016 Draft. We recommend that this change be instituted in the current draft Comprehensive Plan document and that the Albuquerque Academy Master Plan (1990) be added to the list of City Master Plans in Table A-3, Appendix C.		Will revise. See line 399.

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71	Murphy, Kim		7/22/16		The UNM South Campus-CNM Map and Fact Sheet illustrate two different geographic areas: the smaller area (500 acres) is composed on almost entirely UNM, CNM and City land, with a minor amount of adjoining private land (approx. 2% of total). This is the area being recommended for inclusion in the CPU Employment Center for this area. The larger area (673 acres) conforms with MRCOG DASZ boundaries, and includes APS and additional private land. Statistics are presented on the Fact Sheet for this larger area for comparison purposes only.	This process has not contemplated adding any new centers or changing boundaries. Project team would need direction from decision-makers to make this change.	
72	Murphy, Kim		7/22/16		On behalf of UNM, I am requesting that the UNM South Campus-CNM Employment Center include all the land shown on Attachment 1 totaling 500 acres, and that these areas be further designated as "Areas of Change" in the 2016 Comprehensive Plan Update.	See line 71. Unless the Center boundary is changed, it would not be considered part of an Area of Change. UNM and CNM are not subject to the City's policies or regulations, so this change may be of limited use.	Will revise. See line 400.
73	Murphy, Kim		7/22/16		1. The Comprehensive Plan is intended to "guide private development land use decisions" and "has the power to shape land use and zoning decisions" (Section1.3). The CPU and IDO are closely connected in the ABC-Z Project. What the function and relation of the documents vis-a-vis use of private land? As merely a "guide", what about the concern that the Comprehensive Plan transitions into a land use regulatory document, as some statements in the current draft suggest?	The Comp Plan is used to guide decisions about zone changes and new regulations.	

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74	Murphy, Kim		7/22/16		2. Related to the foregoing, how will the CPU be amended to reflect desired changes in growth patterns and land use, specifically with respect to Areas of Change, Areas of Consistency and Centers & Corridors? Chapter 14: Implementation, which was only made public very recently with the EPC June 2016 Draft, addresses public polices, strategies and actions only. How will private landowners propose modifications to the Plan, and further its policies, particularly in instances when future circumstances conflict with Plan guidance?	Policy 5.7.3 addresses additions of Centers & Corridors. Private landowners will be involved in each Community Planning Area assessment. The Comp Plan would be updated every 5 years, described on page 14-6.	
75	Murphy, Kim		7/22/16		3. Eliminating current Area Plans and Sector Plans in favor of one comprehensive policy document is laudable. However, incorporating virtually all land use policy statements from those plans creates an unwieldy, massive document. It also creates situations where policies uniquely created to address a particular local issue are applied broadly. I have suggested previously that many of these policies are better suited as "placeholders" in to-be-completed Community Planning Area Assessments, which will be the subject of more focused review in the future.	Staff has attempted to apply policies from Area and Sector Plans that represent best practices that should be extended citywide or to specific areas identified in the policy language. More information is needed about which policies should remain specific to an area. Chapter 4 includes placeholders for area-specific policies to be developed through the City's CPA assessments.	

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76	Murphy, Kim		7/22/16		4. The Comprehensive Plan identifies Areas of Change as the primary areas for accommodating new growth and development, which includes designated Centers & Corridors. However, the EPC June 2016 Draft places great emphasis on Centers & Corridors as the principal form of that new growth and development and gives short shrift to other portions of Area of Change. While development should be encouraged in Centers & Corridors, overemphasis on this form is too limiting.	More information is needed about where in the document language should be changed.	
77	Murphy, Kim		7/22/16		5. Emphasis on high-density residential and mixed-use development ignores MRCOG projections which show that, while the growth rate of multi-family housing is expected to exceed that of single-family housing, about two-thirds of new housing growth by 2040 will be single-family. And, since the Plan prohibits single-family housing in Centers & Corridors, where will this new growth occur?	Comp Plan language discourages zone changes to single family uses in Centers but does not prohibit single-family development if that zoning currently exists. There is significant land available in unincorporated Bernalillo County where single-family development will be appropriate. The housing analysis for the Comp Plan shows more market demand for rental units and other housing types than the MRCOG projections.	

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78	Murphy, Kim		7/22/16		6. The Plan discusses the need to encourage "infill" development and denounces "sprawl" or "fringe" development. While public policies that support infill are important and necessary, it should be acknowledged that SB 241 adopted in 2003 limits the City's ability to annex land without approval of the County. The implication of this limitation is that the City's municipal boundaries are constrained, and may be so in the future, such that by 2040 (the time frame of the Plan) a large portion of the available City land may be "built-out" and at some point the City may become "land-locked" by other jurisdictions. Therefore, it's vital that the City have reasonable, accommodating and market-driven plans and policies to deal with new growth, development and re-development. If they become, or perceived to be an obstacle, new growth will shift to surrounding jurisdictions and the City will be burdened with the adverse regional consequences (traffic, air pollution, economic & tax base erosion, etc.) of development beyond its borders.	Comp Plan language emphasizing the need for infill within the City boundaries is intended to reflect the new reality that the City cannot annex County land over its objections. Staff believes the Comp Plan policies are reasonable, accommodating, and market-driven.	
79	Nelson, Robert	Historic Neighborhoods Alliance	7/22/16		The Historic Neighborhoods Alliance (HNA) is writing to express our concerns about the upcoming vote for ABC-Z Comprehensive Plan. While many of our members have attended the various public meetings hosted by the Planning Department in regards to the Comprehensive Plan, we have not been able to attend all of them due to our obligations to our jobs and dedication to community activities and our families.	Public engagement was designed to offer many opportunities throughout the process, during days and weekends, to accommodate busy schedules as much as possible.	

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80	Nelson, Robert	Historic Neighbor- hoods Alliance	7/22/16		We are concerned that the proceedings for the Comprehensive Plan have been inequitable to populations directly impacted by the plan, specifically people of color and people who experience poverty. We are also familiar with the Charter of the New Urbanism, which hosts a growing number of developers who see New Urbanism as a way to right some of the wrongs in their profession without neglecting their profits. One major tenet of New Urbanism is that in building and rebuilding towns and cities, we should respect the historical patterns, precedents and boundaries that made earlier settlements flourish.	The Comp Plan update is not driven by New Urbanism. It does set out policies to respect historical patterns and the distinctions that make places and neighborhoods special.	
81	Nelson, Robert	Historic Neighbor- hoods Alliance	7/22/16		The HNA agrees with these values. While the Comp Plan does express this respect rhetorically, we have reason to be concerned, as evidenced by recent actions (the attempt to usurp funds from Housing & Neighborhood Economic Development Fund, Santolina development, Albuquerque Rapid Transit project), as well as some troubling language within the current draft of the Comp Plan, that the city will not practice what it preaches.	While the Comp Plan cannot ensure good actions by all departments within the City, it sets out policy direction to protect historic areas and distinct neighborhoods. More information is needed about where in the document troubling language appears.	

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82	Nelson, Robert	Historic Neighborhoods Alliance	7/22/16		We understand the plan is in draft form. However, the continued updating has created difficulties for the community to provide meaningful, complete feedback. The individual sector development plans have been discarded without any public notification process to inform neighborhoods and gain their input on these changes. In light of this, we question why Bernalillo County is keeping their sector development plans, while the city is not.	See line 69 for discussion of draft updates. Sector Plans have not been discarded. See line 68. Bernalillo County has 6 sector plans, with no overlapping boundaries and zoning that generally ties to the County zoning code. The City has over 60 sector plans, with overlapping boundaries, that establish more than 235 unique zones outside of the City's zoning code. The County's framework remains workable, while the City's is not.	
83	Nelson, Robert	Historic Neighborhoods Alliance	7/22/16		We have larger concerns over the implications of what we've cited above. This includes the elimination of individual neighborhood identities, which has raised human and civil rights concerns amongst our neighbors, as we are directly impacted by the changes of the plan, and subsequently, the proposed Integrated Development Ordinance (IDO), which is also in a draft phase.	Neighborhood association boundaries are not affected by the Comp Plan update. The Comp Plan adds an entire chapter about Community Identity in part to respond to the desire to acknowledge distinct community identities. The Assessments are another attempt respond to this request. See line 68.	
84	Nelson, Robert	Historic Neighborhoods Alliance	7/22/16		We appreciate that you have received our input and would like to see this input reflected at the hearing dated for August 4th, 2016.	N/A	
85	Rusk, David		7/5/16	3-6	Develop a concise vision in one or two sentences.	There is a brief vision on page 3-6.	
86	Rusk, David		7/5/16		Address annexation more thoroughly.	See line 78.	On page 2-8, section 5.2.1, add paragraph to Chapter 2 that explains State law removed the City's ability to annex over the County's objections.
87	Rusk, David		6/29/16		Explain why no more annexation is anticipated more clearly and change policy.	See line 78.	See Line 86.

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88	Rusk, David		7/14/16	8-13	The Comp Plan devotes an entire chapter to the City's and County's economic development activities while belatedly acknowledging that on 8-13 "City and County governments are largely dependent on the efforts of local education institutions and nonprofit organizations to coordinate and provide training."		On page 8-5, identify the need for local governments to coordinate with local education institutions and nonprofit organizations for education and training opportunities as an Economic Development strategy.
89	Rusk, David		7/14/16	10-5	Similarly, chapter 9 acknowledges that in 10-5 "City parks are also located on land owned by the Board of Education and managed to serve the adjacent school as well as the public" but doesn't develop that point.	Staff is unclear about what point needs to be more fully developed.	
90	Rusk, David		7/14/16		Albuquerque Public Schools must be a central player in and focus of the ABC Comp Plan. The overriding reason is not that, discounting city ownership of the public right-of-way, APS is probably the city's largest land owner, but that "housing policy IS school policy" and, conversely, that "school policy IS housing policy." I will explain both of these observations in detail.	Staff agrees that this coordination should take place; however, the Comp Plan does not direct the actions of APS. The Infrastructure and Services chapter has policies regarding coordination and collaboration with APS.	
91	Rusk, David		7/14/16		In short, (and certainly supported by scores of studies by more qualified educational researchers than I), in a nation where public education is largely based on neighborhood schools, "housing policy is school policy." Where a child lives largely shapes what kind of educational opportunity the child has – not in terms of how much money the school board is spending on the neighborhood school, etc. but in terms of who are the child's classmates (and, presumably, playmates).	See Line 90.	

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92	Rusk, David		7/14/16		Creating Mixed-Income Classrooms. In the third memo I'll address some strategies for creating more mixed-income neighborhoods (mixed-income as contrasted by mixed-use is hardly mentioned in the Comp Plan). Here I'll share a non-housing related strategy for creating more mixed-income classrooms.	See Line 90.	
93	Rusk, David		7/14/16		I think that the Comp Plan should aggressively promote reviving this vision. Having full-workday schools fits both the changing structure of the labor market, the changing profile of families, and the Comp Plan's goals of promoting greater concentration of employment in urban centers and employment centers.	See Line 90.	
94	Rusk, David		7/14/16		There really ought to be creative ways for the two major transit systems to collaborate, especially for transporting older students. I see that UNM and CNM students get free rides on ABQ Ride. Why doesn't that happen for APS students? APS could provide a modest subsidy to ABQ Ride for a fraction of the cost to the state school transportation budget of transporting older students in school buses.	See Line 90.	
95	Rusk, David		7/14/16		Joint development of school grounds-city parks and school-based community activity centers seems almost to be an afterthought in the Comp Plan.	This effort is ongoing between Parks & Recreation and APS. Land Use Policies address co-location of institutions and services within Activity Centers.	
96	Rusk, David		7/14/16		APS really ought to be a central partner in the land use planning process.	The Infrastructure and Services chapter has policies regarding coordination and collaboration with APS.	
<p>End of submissions before July 22 Deadline for inclusion in Staff Report Discussion.</p> <p>Below are comments received between July 22 at 5pm and the July 27 at 5pm, which were included as attachments to the Staff Report.</p>							

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97	Dumont, Carol	Parks & Rec	7/27/16	10-18	Please add subtitle : "ACTION" under Policy 10.2.2.	Items listed after the policy are subpolicies, not actions.	Will revise typographical error.
98	Dumont, Carol	Parks & Rec	7/27/16	10-19	Please keep a) and c) but please delete b) "reduce cruising, traffic and drinking in and around parks 17 (A)" We do not feel that this adds to the section when a) is really the action we are proposing to do in order to solve b).		On page 10-19, delete sub-policy 10.2.2.b, to reflect Parks & Recreation's comment that sub-policy 'a', improving lighting, site design, and durable materials, is the action that solves the challenge of cruising, traffic, and drinking in and around parks.
99	Barlow, Marianne		7/26/16		I will suggest that money and planning be concentrated more on Unser, farther west and still very undeveloped. This road should be reasonably considered as a <u>Premium Transit Corridor</u> . I have driven Unser from 550 to I 40 and have discovered vast open spaces, limited businesses, some pockets of median and home development but nothing like the concentration along Coors Blvd. By concentrating on this corridor, businesses, housing, transit can all be planned in advanced w/o the terrible consequences of tearing out what has already been built, and retrofitting and area which was never conceived in this way. An additional bonus, which has yet to be reasonably discussed, is Park and Ride spaces. Reasonably, folks are not going to walk out of their houses and access rapid transit. There needs to be fairly close Park and Ride facilities to any transit system. This has been almost impossible along the Coors Corridor with /out destroying existing structures. This can be possible in many places along Unser.	A portion of Unser is designated as Premium Transit to connect Rio Rancho to Volcano Heights Urban Center. The MTP recommends Coors Blvd., but not the full Unser corridor, as part of a priority transit network. The location of Unser Blvd. next to the Petroglyph National Monument limits the ability of new development to create more density that helps support premium transit. Park and Rides will be important to early transit improvements, and transit-oriented development over time will further support (and benefit from) premium transit.	

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100	Barlow, Marianne		7/26/16		The growth of Albuquerque seems to be mainly in the West. We are going to need major arterials in this section. Sane planning seems to be encouraging planning and money to be concentrated in areas where there is still unplanned open space and opportunity for real, inventive and effective planning to occur.	The Comp Plan encourages growth where we have invested public money in existing Centers and Corridors, balanced with growth using the Center and Corridor pattern in undeveloped areas through Planned Communities. This follows the regional planning done for transportation systems through the MTP.	
101	Barlow, Marianne		7/26/16		I have also driven [Atrisco Vista] from 550 to where it ends and gives the option to access Unser, and from I 40 to Double Eagle Airport where it shortly turns East into Paseo Del Norte. I support the plans for extending this Rd. all the way from 550 to I 40. There is endless area of open land for a major arterial and very intentional planning, respecting the fabulous views which identify our land and also providing fast, effective transport. Other communities have done it, so can we! I urge you to please look at the practical aspects of growth and change and how this growth can be planned to benefit us all.	The Comp Plan includes roads addressed in the 2040 MTP. This is consistent with the Employment and Activity Centers located along this road.	
102	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Our strongest recommendation to the members of the Commission is to take a "Health in all Policies", (HiAP) approach and to review goals, policies and actions through the lens of community health.	Community Health is addressed in each Comp Plan element as a guiding principle. A health in all policies approach is a large policy decision that would impact many City and County departments and may be outside the scope of this update. Staff would need direction from decision-makers to go beyond language currently proposed in the Comp Plan update.	

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103	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Include policies and actions that incorporate Health Impact Assessments, (HIA), as a tool in the on-going five year cycle of assessments of the Community Planning Areas and to evaluate all Comprehensive Plan Amendments, Zone Map Amendments and Capital Improvement Programs. An HIA is a process that uses data, research and stakeholder input to evaluate the potential health effects of a plan, project or policy before it is adopted, built or implemented. An HIA can provide recommendations to increase positive health outcomes and minimize adverse health outcomes.	The proposed CPA Assessments will include some health metrics to track over time. HIAs are a very specific tool that can be helpful in specific cases. It may be inappropriate to commit to HIAs in the Comp Plan as a Comp Plan policy or action. City Long Range Planning staff is open to coordinating with other agencies and non-profits as they do HIAs.	
104	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Include policies and actions that tie the local needs that have been discovered through the Community Planning Area Assessment Process to City and County Capital Improvement Programs and other investment programs.	See Line 37. For each Community Planning Area (CPA), sub-policy b will eventually include a list of priorities for capital projects identified through the CPA assessment process. Policy 5.7.1 and Policy 12.2.1 address identifying needs and funding priorities. Strategic Action 2.2 encourages the coordination of CIP to implement the Comp Plan. More information is needed about where in the document language should be changed.	
105	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Under Policy 4.2.1 add and/or revise Action 4.2.1.1 Conduct Health Impact Assessments as a part of all Community Planning Area Assessments.	See Line 103.	

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106	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Action 4.2.1.3 Identify current and future land uses that are detrimental/beneficial to the health of the community.	It is highly problematic, if not impossible, to make a determination of detrimental versus beneficial, and what may benefit some may harm others. Policy 5.3.6 addresses locally unwanted land uses to say that they should be distributed equitably through the community. The CPA process will identify challenges in the community and whether existing policies, regulations, and processes adequately address them. Goal 13.5 and associated policies and actions address tracking public health data over time and educating communities about the interface between land use and public health.	On page 5-38, add new Action 5.3.6.4 to map objectionable land uses as they are identified through the CPA process to identify potential concentrations; analyze existing policies, regulations, and processes that address them; and recommend any changes to mitigate negative impacts on the immediately surrounding area. On page 5-38, Policy 5.3.6, add a cross reference to 4.2.1 and 13.5.4. On page 4-32, Policy 4.2.1, add a cross reference to 13.5.4 and 5.3.6. On page 13-31, Policy 13.5.4, add a cross reference to 4.2.1.
107	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Under Policy 5.7.1 add: Action 5.7.1.3 Use a Health in all Policies, (HiAP), framework to prioritize and ensure investments are addressing community health outcomes and to ensure that all decision-makers are informed about the health consequences of various policy options during the policy development process.	See Line 102.	On page 13-31, Policy 13.5.4, add a cross reference to Policy 4.2.1.

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108	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Revise the Metro –focused Vision Map on page 3-9 to distinguish Centers that are in need of reinvestment/ redevelopment from other Centers. Designate centers, (Downtown, Urban, Activity or Village), as Reinvestment/ Redevelopment centers if they are part of a MRA Designation and/or identified as Reinvestment Centers on the 2040 MTP Activity Centers Map.	The CPA process will include an analysis of Centers in need of reinvestment. See Appendix D, page A-33, Figure A-2. Priority capital projects would be identified for each CPA in Goal 4.3. Strategic projects would be identified as described in Chapter 14, Strategic Action 3.3 on page 14-12. Regional transportation projects would be identified through the MTP. MR Projects are identified through the MR plans in designated areas. See Appendix I for a map of designated areas.	On page 13-31, Policy 13.5.4, add a cross reference to Policy 4.2.1.
109	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Retain Policy 5.7.1 particularly bullet b) Prioritize investment in Areas of Change with existing infrastructure that needs to be upgraded.	Agreed.	On page 5-38, Policy 5.3.6, add a cross reference to Policies 4.2.1 and 13.5.4.
110	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Addressing the often extreme disparities in health outcomes that exist among different neighborhoods cannot be resolved by an equal distribution of resources and access to opportunities. For this reason, public health professionals advocate for tailoring resources to meet community needs in order to achieve more equitable outcomes. We see the Community Planning Area Assessment as an appropriate mechanism to engage the community in a participatory planning process in order to appropriately identify community needs, desired outcomes, performance measures and practical solutions.	Agreed.	

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111	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Strengthen policies and actions that reinforce the objective on page 4-4 "neighborhood-level engagement, in both the city and county, empowers residents and results in recommendations that are practical to implement". Components of the community engagement process should include but not limited to the following: - As part of all community engagement processes provide outreach material in appropriate languages consistent with Title VI. - Disseminate the purpose and outcomes of the Community Planning Area Assessment Process, seek community input throughout the process and ensure stakeholders have access to all information and results - Develop relationships with community based organizations and not wholly rely on neighborhood associations.	Agreed.	
112	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Retain action 4.2.1.2 under policy 4.2.1: Reflect the new planning framework and geographies by codifying a new planning ordinance as part of the IDO adoption. (Replace current planning ordinance)	Agreed.	
113	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Under Policy 4.2.1 Community Planning Areas: - Add b) Include Health Impact Assessments (HIA) as part of the Community Planning Area Assessments in order to understand the relationship of built environment, mix of land uses, circulation and street profiles to health outcomes. - Add c) Identify current and future land uses that are detrimental/beneficial to the health of the community.	See Line 103 for HIAs and Line 106 for land uses.	

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114	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Incorporate the following language to policy 5.3.6: - Reduce concentrated exposure to alcohol and tobacco.	See Line 106 for land uses. See Action 5.3.6.3 that addresses alcohol.	
115	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Retain all actions under 5.3.6 and add the following actions and sub-actions: - Under Action 5.3.6.3: "Coordinate New Mexico Regulation and Licensing Department (RLD) to include public health criteria in the alcohol licensing process", add the following bullets: o a) Work with New Mexico Regulation and Licensing Department, (RLD) to limit the number of liquor stores in over-concentrated areas. o b) Coordinate with RLD to mandate use of public health criteria in RLD licensing process. - Add Action 5.3.6.4: Restrict approvals of new retailers selling alcohol for off-site consumption near high-crime areas, schools and parks. - Add Action 5.3.6.5: Incentivize the development of healthy retail outlets in all neighborhoods as an alternative to alcohol exposure.	These comments get to a level of detail that may be beyond the Comp Plan. The State regulates alcohol permits. Staff would need direction from decision-makers to go beyond proposed language in Action 5.3.6.3. The IDO will include regulations pertaining to alcohol-related uses.	
116	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Retain all policies, actions and implementation strategies related to Active Transportation and Pedestrian / Bicycle Safety, Access and Comfort.	Agreed.	

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117	Ijadi, Sarah	Bernalillo County Community Health Council	7/27/16		Draft and incorporate language either as policies or actions that will ensure discoveries made during the CPA Assessments will inform and as appropriate amend Rank II Facilities Plans (City and County), Rank II Area Plans (County), and Rank III Sector and Corridor Plans (County).		On page 4-15, add a reference to updating Facility Plans in first paragraph. On page A-32 and A-33, Appendix D, add sentence that Facility Plans and the IDO should be amended as needed based on recommendations.
118	Kelly, Gary		7/27/16		One point that should be made--the data on millennial desires to live without cars in cities is old and incorrect. The millennial population is moving in record numbers to suburbs--making up to 65% of new purchases in suburbs. They are also buying larger cars with less fuel economy, and are one of the most active populations in the RV market. City dwellers these are not--as they reach 30 years of age and marry. It is more likely that they will add to the traffic congestion of ABQ than live in a downtown community.	The plan has shifted the narrative regarding Millennials to reflect a shift among multiple generations desiring more options in housing and transportation, as reflected by the local Travel Preference Survey (2013) by MRCOG (pg. 2-8).	

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119	Michie-Maitlen, Susan		7/25/16		There is plenty of room in Albuquerque for infill development and some areas of the city desperately want it, but this plan forces change in areas where change is neither wanted nor needed in local communities. The plan is based on "areas of change" and "areas of consistency" and those areas were determined without input from the local communities and seem to be set in stone, because requests to change their designations by community members have been mostly ignored. Furthermore, the plan implies that the commercial area of a neighborhood can be changed substantially, without impacting adjacent residential zones or "areas of consistency" and that assumption does not seem realistic.	<p>Areas of Change are mapped based on GIS data of existing Centers & Corridors and MRA areas with adopted plans (See Appendix L). Staff has not made discretionary changes based on requests.</p> <p>The discussion of what happens at the boundary between Areas of Consistency and Change is one of the purposes behind these designations. The policy related to how development in Areas of Change needs to be respectful of Areas of Consistency (Policy 5.6.4) is directly intended to address this concern, and this policy will guide the zoning changes proposed in the IDO.</p>	

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120	Michie-Maitlen, Susan		7/25/16		The plan will continue to promote new development and economic policies that have been tried in Nob Hill over the past decade with unintended and undesirable results, including 1) reduced parking policies and credits (up to 100%) that have created hyper-competition for small business owners and undermined a thriving business mix in the commercial district; 2) redevelopment policies that failed to have any positive impact on the MRA area in upper Nob Hill, including mix used zoning that allows multiple family housing, increased building heights up to 4 stories, reduced parking requirements regardless of change in occupancy use (i.e. from retail to restaurant or bar); 3) complete streets policies that have failed to calm traffic on Lead/Coal and Monte Vista Boulevard; and 4) liquor licensing policies that promote violent bar districts without adequate policing.	Much of this comment will be more directly addressed in the IDO portion of this project. More information is needed about where in the Comp Plan language should be changed.	
121	Michie-Maitlen, Susan		7/25/16		The plan requires re-zoning of existing zone categories to make the IDO sync with the Comp Plan. Although, the administrators continually claim to be neither up-zoning nor down-zoning existing zones, because Nob Hill is designated as a "Premium Transit Corridor" and "Main Street" our commercial (CCR) and transition (OR) zones are being relabeled and expanded to allow more commercial uses in the OR zone, taller building heights in some areas, fewer design restrictions, and less buffering than other areas of the city. New uses are also being added to R-1 zones. Basically, this seems to be an end around way to up-zone our existing zone categories.	The Comp Plan does not require re-zoning. The intent of the ABC-Z project is to better align zoning categories to implement updated Comp Plan goals, including better mobility through public investment in transit and encouraging transit-oriented development in appropriate areas. Specific zoning considerations are outside the discussion of the Comp Plan update.	

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122	Michie-Maitlen, Susan		7/25/16		The plan seeks to apply blanket, generic zoning policies to commercial corridors that do not take the unique qualities of the surrounding environment into account. For example, applying “downtown” and “urban center” transit and density policies to small commercial “Main Street” districts that do not have the infrastructure, public amenities, public owned land, or space to accommodate these policies. (See DT-UC-MS references throughout the IDO development standards) At the same time, Downtown Sector and MRA plan policies with special zoning referred to as “form-based standards” are included in the plan for Downtown that will “ensure that the buildings they occupy establish or reinforce a well-defined character” , but similar policies are not being applied to Main Streets (See IDO Pages 26 – 38). Also, the plan does not seem to take into account other entities (i.e. UNM) that also plan to increase housing density in the same areas.	The Comp Plan does not include zoning. The policies related to corridors have been updated specifically to emphasize coordination with the surrounding environment. Main Street policies (5.1.8 and 6.1.3) differ from Downtown (5.1.3) and Urban Center (5.1.4) policies. The discussion of how these relate to zoning will be addressed as the IDO is developed. Staff is considering adding a Character Protection Overlay for Nob Hill to protect its unique qualities. The Plan encourages public and private development in Areas of Change.	

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123	Michie-Maitlen, Susan		7/25/16		The plan continues to discriminate against older less prosperous areas of the city by promoting inflexible policies that are designed to keep crime "where it is." For example, prohibiting street closings in open grid neighborhoods with high crime activity and encouraging on-street multi-family resident parking in nearby R-1 zones that do not have adequate police surveillance or adequate lighting for overnight on-street parking. Along this same line, Policy 7.2.1.e states that the plan will "Discourage gated and/or walled communities and cul-de-sacs" BUT at the same time the plan seeks to promote multi-family housing on Central Ave which will basically be gated (or more like barricaded communities) See Nob Hill the Place and the Platinum Apartments. What sense of community will this type of development add to communities already beleaguered by crime?	<p>Policy 7.2.1.e discouraging gated and/or walled communities is not designed to keep crime where it is. It is intended to ensure pedestrian connections throughout neighborhoods, thereby increasing mobility in modes other than the automobile.</p> <p>Action 4.1.4.1 encourages partnerships to provide stability in distressed neighborhoods.</p> <p>Policy 12.3.4 and associated actions address public safety as it relates to multifamily development.</p>	

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124	Michie-Maitlen, Susan		7/25/16		The plan seems to foster a negative attitude towards “neighborhoods” and takes power away from the many people who actually live in the local communities and puts it in the hands of a few administrators, planners, and property owners who have little or no ties to the communities they are redesigning for profit. For example, commercial property owners make-up less than 10% of all property owners in our local community, but appear to benefit most from this plan in terms of artificially inflated property values. These are the same commercial property owners who chose to buy 1 or 2 story properties on an historic byway, just like the rest of the people in the community.	The updated Comp Plan provides additional policies related to neighborhoods in a new chapter (Ch. 4) and emphasizes actions to partner with local stakeholders to improve their communities. The purpose of this project is not to inflate or deflate property values but rather to set a community vision and provide guidance for new regulations, plans, and investments.	
125	Michie-Maitlen, Susan		7/25/16		Although it is understandable that the chapters in this plan have been rewritten several times in this process, it is impossible to tell whether community input is being incorporated or where it has been included because the changes are not tracked for review. Finally, there seems to be no real deadline for giving public input – comments will be accepted even after the public process has started – and thus, it seems that input from the local community may be just a necessary formality that is not being heard by the upper-level administrators of this plan.	See Line 69. Public input has been incorporated with each draft. These changes have been too extensive to track using redlines. Changes resulting from public comment during EPC review are being tracked as recommended Conditions of Approval. Subsequent changes through the Council's review and approval process will also be tracked.	

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126	Michie-Maitlen, Susan		7/25/16		Overall, the plan seems to promote the vision of a single generation (Millennial) onto the entire city in a very top-down and administrative manner. This vision is overly aggressive for the predicted growth of Albuquerque (now a flight city) and the plan should be more specific in targeting areas (i.e. MRAS) that are in most need of redevelopment. A less aggressive plan that can be adjusted if, or when, population growth actually begins to increase would seem more appropriate. Otherwise, the most prosperous areas rather than the least prosperous parts of the city will continue to be the target of redevelopment.	Millennials are a large generation and are expected to have a large impact on growth and development, much as Baby Boomers drove development in the 1980s and onward. Section 2.3.5 explains how Albuquerque needs to increase housing and transportation choices to meet the growing needs signaled by new demographic trends that cross generations. The Comp Plan uses the forecast from the regional Metropolitan Transportation Plan. Future Comp Plan updates should address changes in growth trends. MRAs are a key component of Areas of Change, and adopted MRA plans include detailed strategies for targeting redevelopment.	
127	Richards, Kitty		7/27/16		Based on numerous factors outlined below, I recommend deferring a decision on the Comp Plan until significant revisions have been made.	Staff feels we have adequate time to address key comments prior to review at the Council's Land Use, Planning, and Zoning committee.	

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128	Richards, Kitty		7/27/16		Although I highly respect the individuals who have spent countless hours on the Comp Plan, I have some major concerns. The sheer length of the Comp Plan makes it inaccessible to community members who not only work full-time, but have other obligations as well. As an example, I have spent the greater part of the last few weeks reading and commenting on the Comp Plan. The Comp Plan is unnecessarily long and repetitive, and consequently, one cannot track the salient details that might contribute to significant changes in our built and natural environment. As a comparison, the 2003 Comp Plan (which was amended in 2013) consisted of a total of 199 pages (absent appendices), while this Comp Plan consists of an overwhelming 521 pages (not including the appendices).	The Comp Plan now has a vision chapter which is intended to provide a peoples summary of the content of the Comp Plan for busy readers. This update to the Comp Plan incorporates more graphics, charts, and tables to illustrate concepts and policies. This Comp Plan update incorporates key content and policies from over 30 adopted policy documents. For example, the West Side Strategic Plan alone is longer than this updated comp plan. This additional content in the Housing chapter, Economic Development chapter, Resilience and Sustainability chapter, and Urban Design chapter strengthen guidance in these topic areas. Having this in one document makes it more accessible to the public, staff, decision makers, and property owners.	
129	Richards, Kitty		7/27/16		I understand the Comp Plan is meant as a guidance document that conveys our vision. The sheer mass and repetitive language of the Comp Plan leads me to believe that the guideposts to achieve our vision, and the vision itself, have not been clearly identified.	More information is needed about how the document language should change.	

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130	Richards, Kitty		7/27/16		Additionally, it is difficult to understand how the Comp Plan's vision contributed to the language contained in the Integrated Development Ordinance (IDO). In areas, the IDO's language appears to directly contradict the intent of the Comp. Plan, particularly, the Comp Plan's stated goal of enhancing community input and meaningful participation. Taken together, it is virtually impossible to reconcile the language contained in the Comp Plan and IDO module documents.	This comment deals with the IDO portion of the project. The IDO will be compared against the Comp Plan update to resolve any inconsistencies, which is why the IDO will go through the adoption process after the Comp Plan has been updated.	
131	Richards, Kitty		7/27/16		Finally, the Comp Plan appears to be a vision without any basis given our current context. How can we possibly achieve the actions outlined in Chapter 14 when we can't even provide our community with basic public safety?	There are many needs in our community. The Comp Plan attempts to make progress where we can by prioritizing key needs related to land use and transportation. The City and the County need to continue to address issues related to public safety, many of which lie outside the scope of this Comp Plan update.	
132	Richards, Kitty		7/27/16	3-6; 3-13; 6-48; 8-10; 13-30	Based on research many neighborhoods that exhibit: 1) health disparities, or 2) decades of poverty are located within areas of change. Existing neighborhood health disparities or impoverishment could become exasperated depending on the type of subsequent development.	Most single-family neighborhoods are in Areas of Consistency. Areas of Change include commercial corridors and centers that provide opportunities for redevelopment, services, and employment to address these disparities. More information is needed about where language in this document needs to change.	

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133	Richards, Kitty		7/27/16	1-12	Zoning designations such as Areas of Change and Areas of Consistency result in the loss of protections provided in the 2003 Comp Plan. For example, policy o (page II-30 in the 2003 Comp Plan) provided for the continuation and strengthened redevelopment and rehabilitation of older neighborhoods located in Existing Urban Areas and policy a (page II-33 in the 2003 Comp Plan) provided for new public, cultural and arts facilities and the preservation of existing facilities in the Central Urban Area.	Areas of Change and Consistency are not zoning designations but rather the city's new Development Areas. These policies have been carried forward into the Comp Plan update in multiple chapters. See Policies 4.2.1.a, 5.2.1, 5.5.5.p, 9.1.1.d for policy o and Policies 4.2.1.a, 5.1.3.c, 5.1.3.1, 11.5.2, 11.5.2.a, 12.5.3.a for policy a.	
134	Richards, Kitty		7/27/16	2-12; 5-22; 12-3; 12-5; 12-38; 13-2; 13-25	Language regarding the prioritization of infrastructure and water supply to existing communities over new development within the 2003 Comp Plan has not been carried over resulting in greater infrastructure degradation and uncertain future water supplies for residents living in existing communities.	Since 2003, the ABC Water Utility Authority has become its own entity with its own planning document and is no longer subject to this Comp Plan. This Comp Plan now directs the City and County to coordinate with the WUA to conserve water and to preserve agricultural uses and heritage. Policies 5.3.2 and 5.3.3 address infill and leapfrog development. Policy 12.1.2 addresses the orderly provision of new infrastructure. Policy 12.5.3.a addresses prioritizing investment in existing service areas.	On page 5-37, Policy 5.3.4, add a cross reference to Policy 12.5.3.a. On page 5-29, Policy 5.1.1, add a cross reference to Policy 12.5.3.a.

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135	Richards, Kitty		7/27/16	13-7; 13-24	A strategy to address the inherent conflict between population growth, economic development, and the preservation of agriculture and the acequias used to irrigate has not been presented.	The Comp Plan vision for Centers and Corridors directly addresses these concerns. Please see Section 2.4.2 page 2-9 growing inward, policy 8.1.1.d protecting natural resources, Section 5.1.2 growing inward vs outward, policy 5.1.1 centers and corridors, policy 11.1.1 agricultural preservation. The County development areas address much of the land currently in agricultural use. Adjustments to the County's development areas could be considered as the County reviews the plan for adoption. See Policies 5.5.3 and 5.5.4.	On page 2-11, Section 2.4.5 Coordinating Regional Growth, add paragraphs about ABCWUA. On page 3-6, third paragraph, add phrase about protecting rural areas.
136	Richards, Kitty		7/27/16	4-33; 5-30; 5-52; 9-3	Proposed language, such as streamlined development approval processes, may assist developers but will be a detriment to community members and prospective home buyers who, like developers, are interested in full disclosure and knowing what potential land uses will be allowed in the vicinity prior to making a home buying decision. Additionally, such proposals undermine the stated goal of the Comp Plan to meaningfully enhance public participation.	The intent of the ABC-Z project is to increase the predictability and quality of development for neighbors, property owners, developers, decision-makers and staff. In order to encourage development within the urban footprint, the ABC-Z project is intended to establish clear rules, developed with public participation, to build in quality standards that apply to all properties.	
137	Richards, Kitty		7/27/16	9-3	An increased supply of affordable rental units through mixed-use housing may be appealing; however, other strategies that encourage home ownership for low-income residents are necessary since, historically, our wealth has been tied to home equity.	More recent trends imply the need for additional strategies to build wealth. This Comp Plan encourages a range of housing options, including single-family, at all affordability levels. See Goal 9.1.	

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138	Richards, Kitty		7/27/16	5-3; 5-4; 5-26; 5-29; 5-30; 5-32; 5-48; 6-49; 8-23	Industrial development along freight routes (including I-25, I-40, and the railroad) is in conflict with the stated goal of preserving the character of historical neighborhoods and ensuring a high quality of life since many historical neighborhoods (many of which are also low-income) are located adjacent to these freight routes.	The history of some neighborhoods is directly tied to industrial development, similar to the challenges posed in many cities. Goals for both industrial development, preserving historical character, and improving quality of life co-exist. The Comp Plan attempts to give guidance to protect historical neighborhoods even as industrial development continues. Goal 13.5 and related policies address how to encourage more healthful development and prevent negative environmental impacts and land use conflicts. Policy 8.3.2 encourages more sustainable business and industry. See also lines 119 and 165 about transitions between Areas of Change and Areas of Consistency.	
139	Richards, Kitty		7/27/16	3-10; 3-14; 3-18; 6-26; 6-37; 6-43	Many of the current high use bicycle facilities are located on major commuter corridors creating a conflict between vehicular traffic and pedestrian/bike traffic. Unless addressed this conflict will contribute to an already high injury and fatality rate for vehicular collisions involving bicyclists or pedestrians.	This comment notes an existing condition that is not encouraged by this plan. This plan gives policy guidance to enhancing bicycle facilities and prioritizing modes on certain corridors to prevent conflict and maximize safety (policies 6.3.1, 6.2.3, 6.2.5, 6.2.8, 6.3.3 and 7.1.3). The Bikeways and Trails Facility Plan addresses the needs for bicycle facilities for a range of rider ages and abilities.	

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140	Richards, Kitty		7/27/16	5-22; 5-37; 5-40; 5-43; 5-47	Language contained in the 2003 Comp Plan's Planned Communities Criteria (pertaining to master planned communities) and Resolution 270-1980 (pertaining to special uses) should be highlighted and carried over in their entirety, with no net expense and legal wet water availability requirements emphasized.	The City and County Planned Community Criteria are separate resolutions which are not intended to change as a result of this update. Resolution 270-1980 is intended to be incorporated and strengthened in the IDO.	
141	Richards, Kitty		7/27/16	5-6; 11-25	The map illustrating buildable land is misleading because it does not consider barriers to building, such as natural slopes, nitrate contamination of underlying ground water, or an inability to access drinking water supplies through private wells due to depth to water.	The map includes vacant lands that are included in the MRCOG GIS layer of developable land. This map is provided for illustrative and analytical purposes. Any constraints to development would be addressed on a case-by-case basis during the development process.	
142	Richards, Kitty		7/27/16	Chapter 14 in entirety	Not only do the actions outlined in Chapter 14 seem ineffective, resource intensive, and unmanageable, their necessity seems questionable. This is likely because the needs that these actions attempt to address are not clearly articulated.	This section and table 14-1 is a summary of the actions for each policy in each Comp Plan Element. It is included here to help track progress over time and to hold each department or agency accountable.	
143	Richards, Kitty		7/27/16	1-11	Priorities listed here should match up with the Challenges mentioned on page 1-4 (water, environmental justice, economic development, housing affordability and connectivity).	The relationship between the challenges and the priorities is many-to-many. There are multiple ways to address our challenges, and there are multiple ways that our priorities address our challenges.	Chapter 1, revise for brevity and clarity.
144	Richards, Kitty		7/27/16	1-13	It would be helpful to add another table (similar to table 1-1 and 1-2) that illustrates the current development areas (e.g., Central Urban, Existing Urban, etc.) and the proposed development areas (e.g., Areas of Change, Areas of Consistency).	It is not a 1 for 1 conversion. Existing Development Areas in the City were not part of the methodology to create Areas of Consistency and Change. See p. 5-26 for information about what is included in Areas of Change and Consistency. See Appendix L for a more detailed methodology regarding Areas of Change and Consistency.	On page 1-12, Section 1.7.2, add a cross reference to section 5.1.2.5 starting on page 5-24 and Appendix L.

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145	Richards, Kitty		7/27/16	2-9	What are the enforceable zoning codes to address this? I do not see them in the IDO.	The Comp Plan does not contain zoning. The Comp Plan does contain policies to encourage growth in Centers and along Corridors as an alternative to continued residential growth at the edge of the urban footprint. The IDO will address implementation of Centers and Corridors within the City.	
146	Richards, Kitty		7/27/16	2-12	The reduced CO2 emissions are minimal even though transit ridership is high. Is this due to increased emissions associated with transit? An explanation is necessary here.	This chart comes from the MRCOG MTP. Additional emissions are associated with anticipated growth, which includes both additional drivers as well as additional transit.	
147	Richards, Kitty		7/27/16	2-12	Insert the entire Planned Communities Criteria in a pull out box.	The Planned Communities Criteria is a much bigger document. It is summarized in table 5-4 on page 5-22 to show its intent but staff does not recommend that it be reproduced in its entirety since it is subject to change through a separate process.	
148	Richards, Kitty		7/27/16	3-5	It would be good to show how these tie to the challenges expressed in 1-4 and the priorities in 1-11. At present it's difficult to understand the distinction between priorities, challenges, and guiding principles.		See line 143
149	Richards, Kitty		7/27/16	3-5	Include equitable protection from environmental pollutants here.	Equity and Community Health guiding principles address this concern and are meant to be broad, inclusive statements. Each guiding principle is discussed more specifically in relation to each Comp Plan element in subsequent chapters.	

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150	Richards, Kitty		7/27/16	3-6	Have these neglected neighborhoods been identified? If this is our policy, we need to include a map illustrating where these neighborhoods are located.	This is a general vision statement. Chapter 4 describes a process to work with communities to identify neglected areas, which would be mapped in the assessment report for each Community Planning Area.	
151	Richards, Kitty		7/27/16	3-6	Again, a map depicting areas having existing health and income disparities would be helpful to pinpoint investments. These neighborhoods have been identified through prior research publications.	Data gathered during the CPA Assessments will help to map these areas, and Assessments would be the appropriate place to document disparities and recommend policy or regulation changes in the Comp Plan and/or zoning codes.	
152	Richards, Kitty		7/27/16	3-6	I would also recommend equity overlays. It turns out that many of the neighborhoods experiencing health and income disparities are located in areas of change. Language is needed to ensure that changes do not exasperate existing disparities in these neighborhoods.	The CPA Assessment process is intended to identify challenges and recommend improvements to existing policy and regulations. This request is beyond the scope of this Comp Plan update but could be considered for subsequent updates. See Appendix D.	
153	Richards, Kitty		7/27/16	3-10	Unprotected bicycling given the much greater percentages of heavy traffic.	This is addressed in the Transportation chapter, not in the summary of the Comp Plan in order to keep the Vision chapter brief and readable.	
154	Richards, Kitty		7/27/16	3-12	How about parks and open space. As a long-term resident of ABQ, I notice very few parks on the west side when compared with east side. I think that a certain percentage of developed land should be set aside for a park, playground, etc. to serve the families living there.	This is addressed in the Land Use and Parks and Open Space chapter, not in the summary of the Comp Plan in order to keep the Vision chapter brief and readable.	

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155	Richards, Kitty		7/27/16	3-13	Here you have several areas of change within the same census tracts that experience the greatest health and income disparities. Depending on what the changes consist of - this could contribute to, or detract from, the health of those who are living here, many of whom are lower-income. It would be good to compare this map with the equity map (Place Matters for Health in Bernalillo County and Bernalillo County CINCH Health Assessment) to see how many of the census tracts having high health and income disparities are in the areas of change and to provide extra protections.	See Lines 132, 152, and 198.	
156	Richards, Kitty		7/27/16	3-14, 3-18	This becomes impossible when you have bicycle facilities in high commuter - heavy truck traffic corridors.	See Line 156.	
157	Richards, Kitty		7/27/16	3-20	To address what needs? I'm confused as to what this accomplishes without any context as to the reason.		Chapter 3, will revise to explain the structure of each chapter but remove other content in the interest of brevity and clarity.

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158	Richards, Kitty		7/27/16	4-3	Include environmental impacts as a guiding principle for all sections.	The guiding principles for Sustainability, Community Health, and Equity include this idea. The CPA Assessment provides the process to identify challenges at the local level. Ultimately, environmental impacts are determined at the permitting level subject to the authority of the regulators and existing regulatory constraints.	
159	Richards, Kitty		7/27/16	4-5	When looking at inequity issues, land use becomes an important component; for example, access to quality education for those living in neighborhoods that have historically experienced disinvestment.	Agreed.	
160	Richards, Kitty		7/27/16	4-8	Are these boundaries based on NM Dept. of Health small areas?	Action 4.2.1.1 directs staff to adjust CPA boundaries to be congruent with NMDOH boundaries to the extent possible. The CPA boundaries have been adjusted from the existing Comp Plan to include County areas and follow jurisdiction and Census Tract boundaries to the extent possible. Health data would be drawn from the NMDOH small areas, and consistent methodology would need to be developed to deal with overlapping boundaries.	Appendix F, add a map of NM Department of Health boundaries compared to CPA boundaries.
161	Richards, Kitty		7/27/16	4-33	I think there should be some specific content here prior to the EPC hearing; otherwise, too much is left up to happenstance.	See Line 162.	See Line 162.

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162	Richards, Kitty		7/27/16	4-33	Rather than reiterating the same language for each of the CPAs below, I'd just state it, "policies ..., along with actions will apply to all of the following CPAs...".	These policies are placeholders for language that will be developed for each CPA through the assessment process. See note on page 4-33.	On page 4-33, add a new Policy 4.3.1 to read: Perform Community Planning Area Assessments. Move Actions under each CPA to become 3 new sub-policies under 4.3.1. In Goal 4.3, delete: "Follow area-specific policies to."
163	Richards, Kitty		7/27/16	5-2	What is meant by lower intensity non-residential areas - commercial?	This phrase is explaining the non-residential portion of suburban areas, which could include commercial, office, institutional, or retail uses. See definition of "intensity" on page A-19.	
164	Richards, Kitty		7/27/16	5-3	Environmental justice issue. We need to separate incompatible land uses in low income and minority neighborhoods.	See Policy 13.5.1.b. See lines 119, 132, and 152.	On page 5-3, change "Separating" to "Buffering."
165	Richards, Kitty		7/27/16	5-4	Why not include distance buffers since pollution does not stop at the boundary. The term physical and visual buffer is broad. What does this mean and what does it look like.	This is an inset summary. Please see Policy 5.6.4 for more detail. Details about buffering would be included in implementing regulations.	
166	Richards, Kitty		7/27/16	5-5	Again, it is important to align these challenges with what was mentioned at the outset of the Comp Plan on page 1-4.	The challenges summarized in the Introduction on page 1-4 are meant to highlight a few key concerns. Comp Plan element chapters identify challenges related to each topic. They are related but do not have a 1 to 1 relationship.	
167	Richards, Kitty		7/27/16	5-5	Specifically mention water as well.	Water conservation is included in the first bullet under Challenges. Because the City and County do not directly control water supply, this Comp Plan deals with water issues primarily through conservation efforts and coordination with the ABCWUA. See Line 134 related to the ABCWUA.	

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168	Richards, Kitty		7/27/16	5-5	This is a center that is on the outskirts of Albuquerque. It is representative of sprawl, not a center.	This Comp Plan describes sprawl as low-density, suburban, single-use development at the edge of the urban footprint. The Centers and Corridors concept requires new development at the edge of the urban footprint to follow a centers and corridors development pattern, which includes some areas of additional density, intensity, mix of land uses, and connecting corridors that provide mobility for a range of travel modes. This Comp Plan update is now reflecting the four Centers adopted through the Level A Master Plan for Santolina Planned Community.	On page A-23, add "sprawl" to the list of definitions.
169	Richards, Kitty		7/27/16	5-6	Given water resource limitations and widespread nitrate contamination, are these parcels in the East Mountain really buildable? They may be vacant, but that does not mean they are buildable	Figure 5-1 includes data from MRCOG's developable layer in GIS, which does not consider the cost of development or environmental condition.	
170	Richards, Kitty		7/27/16	5-7	Because supply is exceeding demand and they are far removed from the city center.	More information is needed about where language needs to be changed in the document.	
171	Richards, Kitty		7/27/16	5-9	I don't see development area listed in the legend or on the map on the following page.	Development Area maps are shown on Figure 5-6 (page 5-21) for the County and Figure 5-7 (page 5-25) for the City.	On page 5-9, add to the end of the first paragraph under the heading "Development Areas" the following sentence: "County and City Development areas are discussed in more detail Section 5.1.2.4 for the County and Section 5.1.2.5 for the City and are shown in Figure 5-6 and Figure 5-7, respectively."

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172	Richards, Kitty		7/27/16	5-12	I thought you were getting rid of established urban areas as a development area. A map illustrating the locations of development areas would be helpful.	Table 5-2 is showing County Development Areas. The County is keeping the current Development Area designations, while the City is replacing the current Development Areas with Areas of Change and Consistency. See Line 171	See Line 171.
173	Richards, Kitty		7/27/16	5-14	Will the results of the community planning areas assessments lead to amendments to this Comp Plan? How will results influence the zoning components or IDO?	Yes. See Ch. 14 Strategic Action 1.1 (page 14-6), Strategic Action 4.3, and Appendix D (page A-31).	See Line 162.
174	Richards, Kitty		7/27/16	5-22	Include legal water availability.	See Environment & Open Space in Table 5-4. Also see Line 134.	
175	Richards, Kitty		7/27/16	5-23	Does this include industrial development?	See policies under Goal 5.5 for more guidance about land uses.	
176	Richards, Kitty		7/27/16	5-26	Environmental justice - conflict between industrial and residential.	See Line 138.	
177	Richards, Kitty		7/27/16	5-26	It really depends on the type of reinvestment - if it is for a waste transfer station proposed for an area of change, instead it would contribute for further disinvestment of the nearby neighborhood in the area of consistency.	The shift to Areas of Change and Consistency provides an additional policy protection for nearby Areas of Consistency.	
178	Richards, Kitty		7/27/16	5-29	Does this include Comanche at Edith? What distance from I-25 and I-40? How will residential uses along I-25 and I-40 be protected from harmful impacts? Industrial development in some employment centers, such as Cottonwood Center, a primarily retail area, would be incompatible.	The policy is intended to identify the most appropriate areas for industrial activity - based on existing infrastructure and transportation access. Existing regulations are in place to prevent or mitigate negative off-site impacts. See Policies 5.6.2.e and 5.6.2.i, 5.6.3.c, and 5.6.3.d.	
179	Richards, Kitty		7/27/16	5-30	Which type of transit corridors, premium, major, multi-modal...? Some of these transit corridors are adjacent to single family homes where more intensified development could be undesirable and incompatible.	Transit Corridors include Premium Transit and Major Transit Corridors. Areas of Consistency, which include many single-family homes, add a layer of protection from incompatible development.	On page 3-34, add a new sub-policy to Policy 5.1.11 similar to Policy 5.1.10.b. to protect single-family areas.

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180	Richards, Kitty		7/27/16	5-30	What type of development? Isn't a single-family home subdivision a development?	More information is needed about where language needs to be changed in the document.	
181	Richards, Kitty		7/27/16	5-30	I strongly disagree with this as it decreases the opportunity for meaningful community comment and input and is inconsistent with the stated vision of the Comp Plan.	We believe this comment refers to Action 5.1.1.12. This action is related closely to Action 5.1.1.11. Together, these are meant to raise the bar for quality development across the City and minimize the need for communities to fight for quality in each project. This also incentivizes infill projects, since the process will be more predictable for everyone.	
182	Richards, Kitty		7/27/16	5-30	There is a need for parks in higher density areas - this consideration is not discussed.	Parks are discussed in the Parks & Open Space chapter. See Policy 10.1.1, 10.2.1.c, 10.2.1.d, and 12.2.3.a for other community facilities.	On page 5-30, add a cross reference as a new n) under Policy 5.1.1 to refer the reader to the Parks & Open Space chapter.
183	Richards, Kitty		7/27/16	5-31	Public safety issues associated with this. How will they be addressed?	We believe this comment refers to Policy 5.1.5. Public Safety is addressed in Ch. 12 in Policy 12.3.4.	On page 5-30, add a cross reference as a new l) under Policy 5.1.3 to refer the reader to the Infrastructure chapter.
184	Richards, Kitty		7/27/16	5-32	f) seems to contradict e).	We believe this comment refers to Policy 5.1.5. Staff believes both sub-policies are complementary and important. Employment Centers will likely be auto-oriented areas, but pedestrian and bicycle safety and mobility should be addressed through design within Centers.	
185	Richards, Kitty		7/27/16	5-32	This places an inequitable environmental burden on low income, people of color neighborhoods that are typically located adjacent to freight routes, potentially causing even greater burdens than experienced at present.	See line 138.	

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186	Richards, Kitty		7/27/16	5-32	Why not multi-modal access vs. auto oriented areas.	We believe this comment refers to Policy 5.1.5.e. Other Centers prioritize different travel modes as appropriate. Employment Centers, which include industrial as well as business parks, need to prioritize freight and auto access.	
187	Richards, Kitty		7/27/16	5-33	This would take away from rural lifestyles. Therefore, it seems to be contradictory.	We believe this comment refers to Policy 5.1.7. Village Centers identify areas where additional density and services are appropriate to serve surrounding rural areas. Providing these opportunities is intended to protect rural areas and lifestyles from the pressure of development. These are explicitly different from Activity Centers to ensure their compatibility with rural areas.	
188	Richards, Kitty		7/27/16	5-34	This would take from the rural feel of North Rio Grande Blvd.	Rio Grande Blvd. north of Indian School is not designated as a Comp Plan Corridor.	
189	Richards, Kitty		7/27/16	5-37	Or conversely, and from a preservation orientation, natural resource protection envelopes.	Policy 5.3.4.a addresses this comment and refers to this idea as a conservation easement.	
190	Richards, Kitty		7/27/16	5-37	With land set aside for parks/open space. See Policy 5.3.4 (c).	Policy 5.3.4.c addresses private recreation and open space. Dedication is a separate issue and is addressed through regulations and regulatory processes.	
191	Richards, Kitty		7/27/16	5-37	Where is language regarding compliance with Planned Communities Criteria?	Policy 5.2.3 (page 5-36) addresses Planned Communities. Policy 5.5.2.e and f and associated actions (page 5-41) also address this issue.	

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192	Richards, Kitty		7/27/16	5-38	Analyze demographics, environmental impacts, health impacts, and morbidity/mortality data.	Staff believes the proposed language in Action 5.3.6.1 is appropriate.	On page 4-15, rewrite the second sentence of the first paragraph to read: "Every four months, City staff will work with stakeholders in one CPA to assess development, demographic, and health trends; identify important character elements in neighborhoods and special places; identify area challenges and any problematic land uses; recommend changes to Comp Plan policies or zoning regulations to address issues; and prioritize capital projects and partnerships that can leverage opportunities for area revitalization and enhancement."
193	Richards, Kitty		7/27/16	5-38	E.g., minimum setbacks.		On page 5-38, Action 5.3.6.2, revise to read as follows: "Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts."
194	Richards, Kitty		7/27/16	5-38	Polluting industries, etc.	Since objectionable land uses will be identified for each CPA, it is potentially misleading to refer to specific examples here. See Line 106.	On page 5-38, Policy 5.3.6, delete "such as homeless shelters, hospitals, etc." to remove reference to specific examples.
195	Richards, Kitty		7/27/16	5-38	Is this to curtail the blight occurring in some of our under populated newer subdivisions?	We believe this comment refers to Policy 5.3.5. It was intended to address Volcano Mesa and other areas that were prematurely subdivided and sold to individual property owners.	
196	Richards, Kitty		7/27/16	5-40	Why include planned communities in rural areas when you are attempting to retain the rural lifestyle and character?	This comment pertains to County Development Areas and is better addressed during the County's review of the Comp Plan update.	
197	Richards, Kitty		7/27/16	5-41	Demonstrate wet water availability and legal water rights.	See line 196.	

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198	Richards, Kitty		7/27/16	5-43	Map is needed to show where these are located.	More information is needed about which location the commenter is requesting. Figure 5-6 on page 5-21 maps the County Development Areas. This comment pertains to County Development Areas and is better addressed during the County's review of the Comp Plan update.	
199	Richards, Kitty		7/27/16	5-43	Additional requirement of no net expense.	See line 196.	
200	Richards, Kitty		7/27/16	5-43	Excellent policy. Where is mention of Resolution 270-1980?	R-270-1980 is a City resolution. This section refers to County Development Areas.	
201	Richards, Kitty		7/27/16	5-43	Why allow industrial use in rural areas?	See line 196.	
202	Richards, Kitty		7/27/16	5-44	Not consider, but amend the County Zoning Ordinance.	See line 196.	
203	Richards, Kitty		7/27/16	5-45	Where is mention of Resolution 270-1980?	See Line 200.	
204	Richards, Kitty		7/27/16	5-47	Is there a Redevelopment Area designation? This is the first time this category comes up. A map showing where these are located should be included.	Metropolitan Redevelopment Areas are determined outside the Comp Plan. MR Plans establish boundaries and determine appropriate redevelopment techniques. See Appendix I.	On page A-69, Figure A-25, add County MR areas to the map.
205	Richards, Kitty		7/27/16	5-48	What will the distance buffer be? Unfortunately many low-income neighborhoods are also located adjacent to freight routes setting up a scenario of incompatible land uses (residential/industrial).	This level of detail is beyond the Comp Plan and would more appropriately be addressed in the IDO portion of the project. See Line 138.	
206	Richards, Kitty		7/27/16	5-48	Surface water runoff, contaminant migration to underlying aquifer.	See Policy 13.2.3 and associated actions.	On page 5-48, Policy 5.6.2.f, add "stormwater runoff, contaminants,"
207	Richards, Kitty		7/27/16	5-50	Items a) i-vi can be accomplished by simply meeting the criteria set out in Resolution 270-1980.	R-270-1980 is a City resolution. These sub policies provide additional guidance beyond R-270-1980 for both the City and County.	

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208	Richards, Kitty		7/27/16	5-50	What about prioritizing investment in blighted neighborhoods that are located in areas of consistency?	See Lines 108 and 151.	On page 5-50, Policy 5.7.1, add a cross reference to Policy 4.1.4 for Policies related to partnerships and investments to reinvest in neighborhoods.
209	Richards, Kitty		7/27/16	5-51	What is by-right zoning?	This comment refers to Action 5.7.2.5.	On page A-13, Appendix B, add a definition for by-right zoning as follows: "zoning that does not require a discretionary public hearing to approve projects for permitted uses that meet required design standards. Sometimes referred to as 'straight zoning.'"
210	Richards, Kitty		7/27/16	5-52	Where would this occur? In all areas of change? This seems to leave the door wide open for potential uses, including industrial (a non-residential zone).	We believe this comment refers to Action 5.7.2.15. The comment refers to the IDO portion of this project. Appropriate uses are to be identified for each zone. Industrial uses would be appropriate in non-residential zones.	
211	Richards, Kitty		7/27/16	5-52	Streamline approval process - this does not lend itself to public engagement.	Policy 5.7.4 and Action 5.7.4.1 refer to the CPA Assessment process and the Citizens Academy - both of which are proposed to offer ongoing, proactive, meaningful public engagement. The streamlined approval process is proposed through the IDO portion of this project. ABC-Z is engaging the public to develop the requirements for each zone to increase predictability and quality of design. After these are established, projects that meet these requirements would not need discretionary public hearings. See Lines 152 and 162.	On page 5-52, add new Action 5.7.4.2 as follows: "Engage communities through the CPA Assessment process to assess zoning regulations and adopted policies and recommend updates to the IDO or Comp Plan. [A]"

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212	Richards, Kitty		7/27/16	6-2	This chapter can be much more concise and succinct. There is little discussion on the impacts of transportation to health in terms of emissions, injuries and fatalities, and the correlation between proximity to major transportation routes and health or environmental impacts.	More information is needed about where language could be consolidated in the document. Community health is discussed in depth in Ch. 13 Resilience & Sustainability.	On page 6-12 and 6-13, combine text currently under the heading Bus Rapid Transit into the text under heading High-capacity Transit to be more concise. On page 6-19, add a new Section 6.1.2.3 that discusses health and environmental impacts of the transportation network, including air quality, crashes, and noise.
213	Richards, Kitty		7/27/16	6-26	I don't think "unfortunate" adequately describes the loss of life due to pedestrian and bicycle fatalities. This trend will continue to exist absent bicycle and pedestrian protections along major commuter corridors (e.g., Alameda Blvd.) and incompatible land uses along established bicycle facilities (e.g., the co-existence of a proposed waste transfer station and associated heavy truck traffic and the Comanche bicycle facility).		On page 6-26, in the third paragraph, delete the first sentence. Add a new second sentence to read as follows: "As the largest metropolitan area in the state, Albuquerque has high rates of crashes involving pedestrians and cyclists."
214	Richards, Kitty		7/27/16	6-32	Why would you want higher auto speeds in suburban neighborhoods? Doesn't auto throughput and higher auto speeds contradict design aspects such as frequent curb cuts?	Policy 6.1.1.b refers to suburban areas, which tend to be designed around the automobile. Policy 6.1.1.c refers to slowing traffic in neighborhoods.	On page 6-32, Policy 6.1.1.b, add text to the beginning of the policy as follows, "On major streets..."
215	Richards, Kitty		7/27/16	6-32	This seems to contradict the notion that appropriate design will mitigate congestion. I thought this was a goal.	We believe this comment refers to Policy 6.1.1.a. Mitigating congestion through design is not a goal of this plan. Some congestion, particularly in urban areas, helps to slow auto traffic, provide a safer environment for pedestrians and cyclists, and encourage transit use and other active transportation choices.	

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216	Richards, Kitty		7/27/16	6-33	Seems to contradict b) above.	Policy 6.1.2 encourages mixed use and infill development in Centers. Policy 6.1.1.b refers to suburban areas, which are designed to accommodate the automobile.	
217	Richards, Kitty		7/27/16	6-37	Seems to be contradictory. I thought this was meant to increase access for autos. Commuter corridors also have established and existing bicycle facilities (e.g., Alameda Blvd.). How will bicyclists be protected from commuter and heavy truck traffic?	Access-control on corridors is a strategy to increase auto speeds and minimize conflicts at intersections.	Beginning on page 6-33, Tables 6-3 through 6-8, change the heading -- "Access Control" -- to read: "Access Management." On page 6-41, Policy 6.2.5, add a new sub-policy c) to read as follows: "Where bikeways and trails are planned along streets with high traffic speeds or volumes, including Commuter and Multi-Modal Corridors, provide buffered bike lanes and/or off-street trails to allow the greatest separation between cyclists and automobiles."
218	Richards, Kitty		7/27/16	6-39	A very basic need that is not addressed here is lighting and cover (protection from natural elements) at all transit stops.	See Policy 6.2.7.i.	
219	Richards, Kitty		7/27/16	6-39	Have carpool lanes been proven to work?	Carpool lanes are one tool among many to increase traffic capacity on congested corridors and reduce emissions, particularly at peak commuting hours.	
220	Richards, Kitty		7/27/16	6-40	Not considered, but required if you are being true to the ideals of complete streets and improved multi-modal access.	The Comp Plan cannot add "requirements." Design standards are established through the DPM, which provides criteria to assess multiple options and identify the most appropriate and effective design.	On page 6-40, Action 6.2.3.3, revise to read as follows: "As development occurs along Commuter Corridors, consider grade-separated crossings, special signalization, and/or other alternatives that improve access for pedestrians and cyclists and improve safety for all modes of transportation."

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221	Richards, Kitty		7/27/16	6-40	It would be nice to incorporate a prioritized capital improvements expenditure system informed by evidence, such as transportation routes exhibiting the greatest pedestrian/bicyclist fatalities. Having lived along Coors Blvd. for a number of years, I witnessed many near misses of pedestrians being hit by vehicles (at Coors and Delaney, Coors and Ellison). Having a disabled son who could not cross Coors within the adequate signal time to access parks west of Coors, we were privileged to be able to move to have more direct and safe access to parks and recreation.	See lines 37 and 104.	
222	Richards, Kitty		7/27/16	6-41	This is also in action and seems to be an action rather than a policy.	More information is needed about which policy needs to be adjusted. In general, policies refer to ongoing direction for city and county decision-making. Actions refer to one-time, achievable projects or efforts.	
223	Richards, Kitty		7/27/16	6-43	Alameda Blvd. is a much used bicycle facility that needs to be redeveloped to provide greater safety for the bicyclists.	Any particular transportation project is too detailed to address directly in the Comp Plan. Proposed policies call for additional safety improvements on bikeways and trails.	See Line 217.
224	Richards, Kitty		7/27/16	6-48	This has already been established through health assessments. See Bernalillo County's CINCH health assessment and Place Matters for Health in Bernalillo County publications. Rather than performance measures, why not equity overlays? Also, many of the Areas of Change designations include neighborhoods that exhibit high health and income disparities. Protections should be in place to protect these populations.	We believe this refers to Policy 6.5.3. See Lines 132 and 152.	

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225	Richards, Kitty		7/27/16	6-49	What does this mean? It is a vague statement. What will the impact be to historical neighborhoods adjacent to these commercial corridors, rail, and interstates?	We believe this refers to Policy 6.6.3. See Line 138.	
226	Richards, Kitty		7/27/16	6-50	This has already been assessed.	We believe this refers to Policy 6.7.2.e. Every four years, the MTP update provides an opportunity to assess river crossings in light of projected population and land use changes.	
227	Richards, Kitty		7/27/16	7-1	How will we pay for these suggested design elements?	The first page of each chapter provides a broad overview. Additional detail is provided in the narrative and goals/policies section. In general, streetscapes are sometimes funded through public projects and sometimes through private development.	
228	Richards, Kitty		7/27/16	7-6	This seems to contradict the very character of "rural".	See Line 187.	
229	Richards, Kitty		7/27/16	8-2	...as well as tax incentives.	More information is needed about where language needs to be changed in the document. See Line 227.	
230	Richards, Kitty		7/27/16	8-2	In addition to regulatory framework, water availability is among the highest priorities for business location or relocation.	See Line 227.	
231	Richards, Kitty		7/27/16	8-4	Define adequate wage if you are going to use this term.	The language here describes "adequate" as wages that can support families and achieve a high quality of life. The narrative on page 8-8 and associated Tables 8-2, 8-3, and 8-4 describe wages.	
232	Richards, Kitty		7/27/16	8-8	May want to mention technical and renewable energy as emerging economic development trends.	See Section 8.1.2.5 on page 8-11, which lists solar, environmental, and other tech sectors as emerging industry clusters.	

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233	Richards, Kitty		7/27/16	8-10	I don't believe that a strategy to end the decades in poverty in some of our neighborhoods has been discussed. I believe that capital improvements projects and equity overlay zones for these neighborhoods are good strategies to address the problem.	The Comp Plan does not include a strategy to end poverty. Distressed neighborhoods and vulnerable populations are discussed in many, if not all, of the Comp Plan elements. The Guiding Principles of Strong Neighborhoods, Equity, and Community Health speak to underlying issues related to poverty that the Comp Plan can influence. See Line 152.	On page 8-10, add the following chapter cross references, to the sentence at the end of the third paragraph on page 8-10: "Community Identity, Land Use, Resilience & Sustainability."
234	Richards, Kitty		7/27/16	8-10	This table would be better if it included the actual average wage (by household size) baseline or comparison.	The information in Table 8-4 does not come from the U.S. Census, so the data to provide a baseline comparison is not available. A household wage would not be comparable to the table, since the table reports salary per adult based on household composition.	On page 8-8, delete second sentence of the second paragraph under the heading "Wages." Delete Table 8-3. On page 8-10, Table 8-4, add the year for which the data was generated in the title name.
235	Richards, Kitty		7/27/16	8-10	Include living wage baseline (avg. weekly wages) and poverty wage baseline (avg. weekly wages) here instead of in table 8-4. A comparison of these with actual wages is necessary.	See Line 234.	
236	Richards, Kitty		7/27/16	8-20	Define class a and class c.		On page 8-20, under 8.1.2.7, heading "Office Capacity," revise paragraph to add a definition of Class A and Class C.
237	Richards, Kitty		7/27/16	8-21	We need criteria that protects residents from industrial properties such as minimal buffers, mitigation, community based agreements, etc.	See Line 138.	
238	Richards, Kitty		7/27/16	8-23	Unfortunately, many of the historical neighborhoods that we want to preserve lie adjacent to rail lines. What are the strategies to protect these neighborhoods and their residents?	See Line 138.	

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No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
239	Richards, Kitty		7/27/16	9-3	Are you referring to rental units via apartment complexes that may be affordable in terms of rental rates, but are un-affordable in terms of attaining home equity, which constitutes the greatest proportion of American's wealth.	See Line 137.	
240	Richards, Kitty		7/27/16	9-3	On the other hand, these regulations allow buyers to understand what potential future uses could look like, helping them to make informed decisions. A lack of regulations benefits developments, but creates uncertainty among home buyers.	The language describes minimizing regulatory barriers, not eliminating regulations.	
241	Richards, Kitty		7/27/16	9-6	Depending on the details, this could detract from a neighborhood's unique cultural identity and sense of place, particularly in rural areas.	We believe this refers to the last bullet under Strategies. Zones identify which housing types and densities are appropriate in different areas.	
242	Richards, Kitty		7/27/16	9-6	What regulatory barriers are being referenced here?	We believe this refers to the last bullet under Challenges. Any regulatory barriers that make building some housing types difficult are included. See Line 240.	
243	Richards, Kitty		7/27/16	9-8	Many rental units are owned by out-of-state landlords – an out of state (out of sight) and out of mind mentality results.	Agreed. See Actions 9.1.1.1. and 9.1.1.3.	
244	Richards, Kitty		7/27/16	9-9	Why is this (22%) different from 27% reported in text to the left?		On page 9-9, revise text to consistently reflect updated data.
245	Richards, Kitty		7/27/16	9-11	There is a tremendous backlog of affordable housing sponsored by the City or County. This issue should be incorporated somewhere, along with strategies to increase the quantity of affordable housing.	The gap in affordable housing is discussed on page 9-13. Policy 9.1.1 and 9.1.2 and associated sub-policies and actions are aimed at increasing affordable housing options and housing quality.	

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246	Richards, Kitty		7/27/16	9-11	So why put housing at the urban fringe where those who can qualify will pay a greater proportion of income on transportation?	Household Transportation Costs on page 9-11 discusses how transportation affects housing affordability. The Centers & Corridors concept emphasizes infill to minimize transportation costs and ensures that development on the fringe includes centers and corridors, including services and job opportunities.	
247	Richards, Kitty		7/27/16	9-13	Put in number of years backlog.	This number fluctuates and is an inappropriate level of detail for the Comp Plan. The City and County Housing Plans are more appropriate places to analyze the backlog and plan strategies to address it.	
248	Richards, Kitty		7/27/16	9-13	Perhaps, the Sawmill Land Trust could serve as an example of a successful strategy to address this.		On page 9-13, add text to the last paragraph to discuss a land trust as a strategy to lower development costs.
249	Richards, Kitty		7/27/16	9-15	Compare this with decades of poverty map provided in the publication, "Place Matters for Health in Bernalillo County".	The City Housing Plan analyzes areas with high poverty rates, as the text discusses.	
250	Richards, Kitty		7/27/16	9-19	What does this look like?	More information is needed about what this comment refers to.	
251	Richards, Kitty		7/27/16	10-4	How does this compare with national data?		Staff will work with Parks & Recreation departments to compare our region to national data and add this text to page 10-4.
252	Richards, Kitty		7/27/16	10-5	Also, include land trusts. See Trust for Public Lands as a resource.		See Line 248.

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No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
253	Richards, Kitty		7/27/16	10-8	Why did we invest limited financial resources for open space that is inaccessible to the majority of our residents when a greater need was demonstrated for parks in already developed areas? I believe this was a political decision. Consequently, a ranking system based on sound criteria should be established to prioritize the acquisition of open space.	Open Space provides benefits beyond recreational opportunities. Land acquisition for Open Space can also preserve natural and cultural resources and cultural landscapes. See Action 10.3.1.1.	
254	Richards, Kitty		7/27/16	11-25	Require x% of native vegetation, particularly cottonwoods, to remain as part of development (see ordinance for Scottsdale, AZ). Essentially, reversing the trend of developers to grade existing vegetation in preparation for new subdivisions.	This comment refers to a regulation, which is not appropriate in a policy document. The IDO portion of this project addresses preservation of existing trees. See Policy 7.5.1 and associated sub-policies.	
255	Richards, Kitty		7/27/16	12-3	More emphasis is needed on ensuring equitable access to quality education, jobs, and other public services.	Staff believes the proposed language is appropriate. Policies address access to community facilities and public services. Jobs are addressed in Land Use and Economic Development.	
256	Richards, Kitty		7/27/16	12-3	More emphasis is also needed on ensuring existing communities have the needed infrastructure prior to the approval of proposed developments.	Centers & Corridors encourages infill development where infrastructure already exists. See Policy 12.5.2. See also Goal 5.3, including associated policies and actions.	
257	Richards, Kitty		7/27/16	12-5	Infrastructure needs are prioritized for existing communities prior to approval of proposed new developments.	See Line 256.	

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258	Richards, Kitty		7/27/16	12-6	They've exceeded the permit requirements? Isn't that a violation? By how much? What are the consequences?		On page 12-6, revise language as follows: "Through ongoing conservation efforts, Albuquerque has achieved a daily per capital water use below the maximum set through the San Juan Chama Drinking Water Project of 155 gallons per capita per day" to clarify that we have achieved a better per capita water use rate than the permit specified.
259	Richards, Kitty		7/27/16	12-11	Why is the waste transfer station site located in a low-income, minority community that already experiences disparate health outcomes? How is this equitable? Why is there no mention of this proposal?	This level of detail is beyond the Comp Plan. As a 20-year plan, current projects are not discussed.	
260	Richards, Kitty		7/27/16	12-12	Police provision - do you mean police department. Why use jargon here?		On page 12-12, first paragraph on third text column, change "provision" to "department."
261	Richards, Kitty		7/27/16	12-12	Research suggests the opposite - that illegal dumping occurs proximal to convenience centers, particularly if hours are unusual or they are only open on certain days.		On page 12-12, revise last sentence in second paragraph under the heading "Landfills" to read as follows: "Convenience centers located throughout the city and county provide residents the opportunity to dispose of their refuse and recyclables."
262	Richards, Kitty		7/27/16	12-15	This is serious. How will Comp Plan address?	More information is needed about what this comment refers to.	
263	Richards, Kitty		7/27/16	12-15	A land use court is needed.	The Comp Plan cannot add a court system. The City's zoning code is a criminal code and would need a legislative change at the state level to move to a system that is civil.	
264	Richards, Kitty		7/27/16	12-21	Do you mean older parts of the city?		On page 12-21, first text that appears, replace "more mature" with "older."

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265	Richards, Kitty		7/27/16	12-21	I believe this is still in its planning stages - not in the implementation stage.	More information is needed about what this comment refers to.	
266	Richards, Kitty		7/27/16	12-21	The County doesn't operate public health clinics; rather, they provide space and maintenance of that space.	Text says the County operates the clinics in conjunction with the NM Dept. of Health. Staff believes text is appropriate.	
267	Richards, Kitty		7/27/16	12-28	Would the waste transfer station be considered an infrastructure system or community facility? It should not be sited at the present site of the SWD's maintenance yard as indicated through the Edith Transfer Station Health Impact Assessment.	This comment refers to a current project that is outside of the discussion of this Comp Plan update. Solid Waste is included in the discussion of public services. See Section 12.1.2.2 under the heading "Solid Waste Management" on page 12-11 and Policy 12.3.2 on page 12-33.	
268	Richards, Kitty		7/27/16	12-28	Require minimum training to prevent unanticipated sewage outflows to the Rio Grande and to improve compliance record with EPA regulations for surface water discharges.	This is an operational issue for the ABCWUA. The Comp Plan does not direct action on the part of the ABCWUA. See line 134.	
269	Richards, Kitty		7/27/16	12-29	Not sure if it should go here, but it would be nice to have a statement that allows for flooding along Bosque to nourish the cottonwood forest.	See Policy 10.1.14.b and Policy 11.3.3.b.	
270	Richards, Kitty		7/27/16	12-30	Encourage renewable energy by providing tax incentive to homeowners for solar installation.	Tax incentives for solar installation are offered at the federal and state level. See Policy 13.4.3.	
271	Richards, Kitty		7/27/16	12-31	Why is economic not in here?	Community Facilities are not programmed for income levels. See Policy 12.2.1, 12.2.2, and 12.2.3 (and sub-policies and actions) that guide the equitable distribution of facilities to ensure access for all residents and to ensure programming that meets the needs of local residents.	

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272	Richards, Kitty		7/27/16	12-33	Equitably site future solid waste facilities in areas that are protective of human health and prevent disproportionate environmental burdens on low-income or minority communities.		On page 12-33, Policy 12.3.2, add a cross reference to a new sub-policy a) in Policy 13.5.3 to read as follows: "Recognize, analyze, and minimize the potential adverse, disproportionate impact on at-risk communities in siting new public infrastructure and services." Add cross reference in Policy 13.5.4 to new sub-policy in 13.5.3. Add cross references between Policy 5.3.6 and Policy 13.5.3.
273	Richards, Kitty		7/27/16	12-34	...and timely	Staff believes the term used here, "comprehensive," includes response times that meet operational goals set by the departments.	
274	Richards, Kitty		7/27/16	12-34	Develop and implement emergency evacuation plans for communities that host facilities having high emergency activation potential (e.g., areas zoned industrial) to ensure that residents can quickly evacuate.	Staff believes this idea is covered by Policy 12.3.6 and Action 12.3.6.1. This level of detail is more appropriate in the Hazard Mitigation Plan.	
275	Richards, Kitty		7/27/16	12-35	No actions for substance abuse?	Policy 12.3.9 describes developing programs to address substance abuse. This will require ongoing efforts and is therefore more appropriate as a policy, not as an action.	
276	Richards, Kitty		7/27/16	12-36	Open schoolyards for APS schools would help address obesity epidemic.	School site designs are handled by APS - the Comp Plan does not have jurisdiction over these decisions. See Policy 10.4.3 and 12.4.3.	
277	Richards, Kitty		7/27/16	12-38	Ensure adequate availability and maintenance of existing infrastructure prior to committing to expanded infrastructure to proposed, new developments.	See Policies 5.3.1, 5.3.2, 12.1.2, and 12.5.3.a.	
278	Richards, Kitty		7/27/16	12-39	...and water lines.		On page 12-39, Policy 12.5.4, add "and water" before "lines."

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279	Richards, Kitty		7/27/16	13-2	A similar call-out box defining equity would be helpful when equity is first mentioned in earlier chapters.		On page 4-2, insert a new text box similar to the one found on page 13-2 to define "equity" as used throughout the Comp Plan. Revise definition on page A-18 to be consistent.
280	Richards, Kitty		7/27/16	13-2	..and quantity for high value species habitats and fisheries.	See Line 227.	
281	Richards, Kitty		7/27/16	13-2	Ensure water availability for existing communities first and foremost - prior to water service extensions to proposed developments.	See Line 227.	
282	Richards, Kitty		7/27/16	13-3	Strengthening local businesses to create unique shopping experiences.	This comment proposes language more appropriate for the Economic Development or Land Use chapters.	
283	Richards, Kitty		7/27/16	13-5	...and ensuring those who are the most vulnerable are protected from heat or flood related stresses, illness, or fatality.	More information is needed about what this comment refers to.	
284	Richards, Kitty		7/27/16	13-6	How are "vulnerable areas" defined? A map illustrating vulnerable areas and sensitive environmental areas is needed.		Staff will work with MRCOG, which maintains data layers that identify vulnerable and sensitive areas, to add text to define these areas and a new map.
285	Richards, Kitty		7/27/16	13-7	This is an excellent table. This table and this chapter should be much farther up in the Comp Plan since without water, there are no economic development, population growth, wildlife habitat, etc.	This chapter is placed at the end as a capstone chapter to pull together the strands woven throughout the Comp Plan Elements. The Comp Plan begins with the Community Identity chapter and Land Use chapter as the Elements over which the City and County Comp Plan has the most influence.	
286	Richards, Kitty		7/27/16	13-7	...and wildlife.	More information is needed about what this comment refers to.	
287	Richards, Kitty		7/27/16	13-18	...as a consequence in inequitable access to quality jobs and education.	More information is needed about what this comment refers to.	

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288	Richards, Kitty		7/27/16	13-20	Another bullet: Ensure the meaningful participation of residents who may be adversely impacted by proposed policies, plans, or projects.	See bullets on 13-19. See also Actions 13.5.4.3 and 13.5.4.4.	On page 13-20: Add a new first bullet with text as follows: "Ensuring meaningful participation of residents who may be impacted by proposed policies, plans, or projects in the Community Identity chapter."
289	Richards, Kitty		7/27/16	13-20	This is not sourced or cited appropriately.		On page 13-20: Move the endnote from the paragraph to the header.
290	Richards, Kitty		7/27/16	13-24	Define vulnerable areas. Are these the same as vulnerable neighborhoods? If so, why would you locate new community facilities, assuming they contribute to access to social services, away from vulnerable neighborhoods?	We believe this refers to Policy 13.1.3.b. Vulnerable areas are not the same as vulnerable neighborhoods. The Comp Plan calls those "at-risk," "underrepresented," or "distressed" neighborhoods or communities. See Line 284.	On page 13-24, Policy 13.5.3 and 13.5.4, add a cross reference to address impacts on communities.
291	Richards, Kitty		7/27/16	13-24	Prioritize water for existing communities and communities located nearer to the urban core.	See Line 134.	
292	Richards, Kitty		7/27/16	13-24	This is inherently difficult given a limited water supply and large demand among different users. How do you prioritize among population growth and retaining agricultural lands? A more thoughtful action is required here.	Agreed. Water is a hugely complicated and political issue. Staff needs guidance from decision-makers to go beyond the proposed language in Action 13.2.1.1.	
293	Richards, Kitty		7/27/16	13-25	Language is needed on prioritizing water needs (as existed in the prior Comp. Plan) and delineating the legal availability of actual wet water prior to water allotment for future development (again, as existed in the prior Comp. Plan)	See Line 134. See also Policy 12.1.2.	
294	Richards, Kitty		7/27/16	13-28	Huh, is this through greater community participation and engagement? Through written notice in a place of the paper other than the legal notices section? How?	The method for disseminating information will be an operational decision by the implementing department.	

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295	Richards, Kitty		7/27/16	13-28	Additional action bullet: monitor source emissions on an annual basis to rectify modeled emissions with actual emissions.	This action would impact many City and County departments and may be outside the scope of this update. Staff would need direction from decision-makers to go beyond language currently proposed in Action 13.4.1.1.	
296	Richards, Kitty		7/27/16	13-29	How about prohibiting development since development is likely to: 1) disrupt wildlife habitats, and 2) contribute to greater likelihood of fire dangers.	This comment refers to Policy 13.4.4. The Comp Plan cannot prohibit development. If City/County prohibit development, they must compensate the owner to acquire the land as open space or obtain a conservation easement.	
297	Richards, Kitty		7/27/16	13-30	Additional policy bullet: Given that many of the areas of change underlie census tracts that experience severe health and income disparities, ensure that development or redevelopment improves, rather than contributes to, existing disparities. See Bernalillo County's CINCH health assessment and Place Matters for Health in Bernalillo County publications.	See Lines 102, 106, and 193.	
298	Richards, Kitty		7/27/16	13-30	Industrial uses should be located far from residential uses in all cases. What is the distance buffer you are recommending?	This comment refers to Policy 13.5.1.d. Buffer distances are established through regulations. See Line 138.	
299	Richards, Kitty		7/27/16	13-30	Additional action: conduct a health impact assessment and environmental review prior to approving proposed developments or projects.	See Line 103.	
300	Richards, Kitty		7/27/16	13-31	..and New Mexico Department of Health Small Areas...	See Line 160.	
301	Richards, Kitty		7/27/16	14-4	This is simplified? Have you considered the sheer size of the Comp Plan?	See Line 128.	

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302	Richards, Kitty		7/27/16	14-9	Prioritization should be based on neighborhoods exhibiting disparate health outcomes.	Communities exhibiting disparate health outcomes can be identified and capital projects and partnerships prioritized through the CPA process. Strategic Action 2.2 says to prioritize projects to implement the goals and policies of the Comp Plan, including community health. Performance measures to be developed in Section 14.3 should establish thresholds and goals related to health outcomes.	
303	Richards, Kitty		7/27/16	14-10	Not good.	More information is needed about what this comment refers to.	
304	Richards, Kitty		7/27/16	14-10	...or do you mean the Comp Plan's priorities, which may be different from the City's planning priorities?		On page 14-10, first bullet, replace "City's planning priorities" with "Comp Plan goals and policies"
305	Richards, Kitty		7/27/16	14-14	This doesn't sound like something the community supports.	More information is needed about what this comment refers to. Staff has received no input related to performance measures.	
306	Richards, Kitty		7/27/16	14-17	These metrics don't seem to capture the Comp Plan's intent to improve livability. More appropriate metrics might include chronic disease death rates in neighborhood experiencing health disparities, per capita green space, etc.	Staff is working with implementing agencies to propose a full set of metrics to be reviewed by public and City Council prior to adoption of the Comp Plan update.	
307	Richards, Kitty		7/27/16	14-19	Who will be making these rather subjective evaluations?	More information is needed about what this comment refers to.	
308	Richards, Kitty		7/27/16	14-19	What is the ultimate goal that these actions are attempting to achieve? Once the goal is identified, the next step would be to select the indicators with which to measure progress, followed by the final evaluation of how results impact outcomes.	Text on page 14-18 describes that these actions come from the Comp Plan Elements related to goals and policies in each chapter.	

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309	Richards, Kitty		7/27/16	14-20	What need are you attempting to address through a Citizen's Academy? The answer to this question should inform the rest. Perhaps, a Citizen's Academy is not necessary if there is a more straightforward way to achieve the need.	The Citizens Academy is defined in Appendix B and described in Ch. 14 Strategic Action 1.2 and Appendix D.	On page 4-14, add a new sentence to the last paragraph under the heading "Furthering Community & Neighborhood Engagement" to explain the idea of Citizens Academy and cross reference to Ch. 14 Strategic Action 1.2 and Appendix D where it is discussed in more detail.
310	Richards, Kitty		7/27/16	14-21	These are activities that do not point to any impact such as reduced health risks, improved quality of life, etc. You need indicators to evaluate how these actions are measured.	See Line 306. See Line 162.	
311	Richards, Kitty		7/27/16		In closing, I recommend deferring a decision on the Comp Plan until significant changes have been made.	See Lines 69 and 127.	
312	Richards, Kitty		7/27/16		Revise the Comp Plan so that it is more concise and focused on clearly articulated and prioritized needs and subsequent actions to address these needs.	See Line 128.	
313	Richards, Kitty		7/27/16		Allow residents to review relevant Comp Plan chapters (a few at a time) along with relevant IDO chapters and provide a clear pathway referencing Comp Plan policies, based on needs.	See Lines 130 and 344.	
314	Richards, Kitty		7/27/16		Consider equity overlays to protect neighborhoods that have exhibited many decades of poverty and/or health disparities through proactive and protective policies.	See Line 152.	
315	Richards, Kitty		7/27/16		Consider limited development in rural areas.	See Line 196.	
316	Richards, Kitty		7/27/16		Consider conducting health impact assessments on proposed projects, plans or policies that may have a significant negative impact the health or environment of surrounding neighborhoods.	See Line 103.	

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317	Richards, Kitty		7/27/16		Always opt for more, rather than less, community input to develop trust and increase knowledge.	See Line 69 and 79.	
318	Rusk, David		7/25/16		More than just punctiliousness about a word (i. e. mixed-income) is at issue because, for example, there are several references to "affordable housing." My experience is that, without a specific goal to create economically integrated neighborhoods, most new affordable housing simply gets built "on the affordable housing side of town." That bias seems implicit in Comp Plan statements like [9-22] "City and County housing plans will continue to target geographic areas with the largest need and greatest opportunity for affordable housing of various housing types and sizes for households below the area median income."	Policy 9.1.1 encourages housing available to all income levels. Housing Plans can "target" areas that need affordability, not because they're low income but because they have no affordable units. HUD has new requirements aimed at ensuring affordability throughout the community, which will be addressed through City and County Housing Plans.	
319	Rusk, David		7/25/16		Targeting neighborhoods of "greatest need" is an often generously motivated policy that, in the light of actual experience, turns perverse. Poor people become locked into neighborhoods of rising concentrated poverty that are less safe, losing near-at-hand jobs, and, most importantly, have poorly performing neighborhood schools. The priority should be on creating more affordable housing in neighborhoods of "greatest opportunity." The most proven way of doing so is through inclusionary zoning (IZ).	The Comp Plan does not target affordable housing in specific areas but encourages the provision of affordable housing throughout the community. Adding an action to explore Inclusionary Zoning is a large policy decision that impacts many City and County departments and may be outside the scope of this update.	On page 9-26, Policy 9.1.2, strike the phrase "in appropriate areas" so that the policy for affordable housing applies to all areas.

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320	Rusk, David		7/25/16		Major zoning upgrades, such as re-zoning brownfield sites for residential or mixed-use redevelopment, re-zoning lower density residential land to higher density residential land, or re-zoning agricultural land for residential purposes. Such a public action is a major profit generator for developers. In many community, such is the political weight of real estate development interests that they treat re-zoning actions as if they were automatically the development community's birthright; local planning commissions are seen as quasi-ATM machines: a developer just sticks in his ATM card and out comes whatever highly profitable re-zoning approval the developer wants. But all re-zonings are discretionary decisions by local governments and they are fully justified to attach realistic IZ requirements to approving such re-zonings. <i>This is a major area of opportunity for generating IZ units even within a relatively affordable market like Albuquerque.</i>	This level of detail is beyond the Comp Plan and would more appropriately be addressed in the City and County Housing Plans.	
321	Rusk, David		7/25/16		APS needs to revisit its school assignment and school transfer policies. (Many non-FARM families may transfer their children out of high FARM neighborhood schools to other lower FARM schools.); and	The Comp Plan does not direct the actions of APS. Action 12.4.2.1 directs the City to coordinate with APS about operational issues. Action 9.5.2.2 direct the City to coordinate with schools and other service providers to address the needs of vulnerable populations.	On page 14-8, add a bullet to the Implementation Strategic Action 2.1 to describe key opportunities with APS, including school siting, growth trends and school capacity, and joint-use of facilities. Add ABCWUA to the list of entities to coordinate with in the 4th paragraph under Description.
322	Rusk, David		7/25/16		The City, County, and Rio Rancho must give serious consideration to inclusionary zoning policies focused on getting more FARM families into new subdivisions and their low FARM neighborhood schools	Policies 9.1.1 and 9.1.2 together strive for inclusive neighborhoods with a balance of household incomes.	On page 9-25, Goal 9.1, shift language to aim toward mixed-income neighborhoods.

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323	Rusk, David		7/25/16		The Comp Plan notes that [9-14] "Regardless of demand, federal housing assistance continues to decline, challenging local governments to devise innovative solutions." Inclusionary zoning is just such a solution.	See Line 98.	
End of submissions before July 27 Deadline for inclusion as attachments to Staff Report. Below are comments received between July 27 at 5pm and August 2 at 1pm, sent to Commissioners under the 48-Hour Rule.							
324	Abeyta, Gary		7/28/16		I just want to say that I think this is great what is being done to Re Zone, and I am for it 100%.	This comment pertains to the IDO portion of ABC-Z.	
325	Black, John		8/1/16		Concern about zoning conversion, and expressing the desire to retain commercial zoning where it is currently allowed.	This comment pertains to the IDO portion of ABC-Z.	

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326	Davis, Calvin / Silverman, Paul	Geltmore	8/2/16		The policies outlined in the May 2016 Land Use Chapter of the draft reiterate a desire for density that does not align with the proposed MX-M zoning along most of Central and will not encourage the desired development. For example Policy 5.1.1 c) states "encourage employment density, compact development, redevelopment, and infill in Centers and Corridors ... ," policy 5.1.10 a) and policy 5.1.11 a) state "encourage high-density residential developments within 1/4 mile of transit stations," policy 5.3.3 states "encourage development that clusters buildings and uses," policy 5.4.1 a) states "prioritize higher density housing where services and infrastructure are available," policy 5.6.2 d) states "encourage higher-density housing and mixed-use development as appropriate uses that support transit and commercial and retail uses." Goals and policies outlined in the Housing chapter and elsewhere in the draft reinforce the desire for density along transit corridors.	This comment pertains to the IDO portion of ABC-Z.	

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327	Davis, Calvin / Silverman, Paul	Geltmore	8/2/16		If the City is serious about the goals and policies related to multifamily housing and mixed-use development outlined in the Land Use Chapter of the draft, then it should adopt zoning regulations that will support developers in realizing those goals and policies. If the City wants to see redevelopment, which it does, according to the Land Use goals and policies, then it needs to allow for more density in its zoning along Central and other corridors that will have bus rapid transit serving the corridors. To truly encourage redevelopment along Central, the City should strongly consider changing all of the MX-M zoning to allow five stories, or change the zoning along the bus rapid transit corridors to MX-H zoning or MX-FB zoning and remove the four story limit along the corridor. The City should also strongly consider changing all of the MX-L zoning within 4 blocks of Central to MX-M.	This comment pertains to the IDO portion of ABC-Z.	
328	Ehrenfeucht, Renia	UNM Community and Regional Planning Program	8/2/16		I commend the City for developing a forward thinking Comprehensive Plan and working towards an Integrated Development Ordinance that simplifies the guidelines and regulations. These greatly increase the likelihood that future change and development is consistent with City's vision and goals. I also commend the staff for developing a contemporary Comprehensive Plan that recognizes the city's form and character (and the ongoing dominance of auto travel and trucking) but also presents visions for change such adding main streets corridors to reflect the trend towards walkable destinations and neighborhoods.	Agreed.	

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329	Ehrenfeucht, Renia	UNM Community and Regional Planning Program	8/2/16		I have attended many meetings, and I hear how strongly residents favor their sector plans. However the problem with having so many individualized plans is twofold. First, the sector plans can conflict with other city documents, creating a confusing regulatory environment. This leads to decisions and outcomes that some party thinks is unfair. Second, not all neighborhoods have sector plans or the same resources to dedicate to their plans so the individualized system can lead to unjust outcomes. I strongly support having a comprehensive plan that is responsive to the neighborhoods' unique characteristics but also creates processes and policies that ensure that ALL neighborhoods have the same planning resources. I support integrating the sector plans into one comprehensive plan.	Agreed.	
330	Ehrenfeucht, Renia	UNM Community and Regional Planning Program	8/2/16		The "Areas of Change and Areas of Consistency" framework is an effective way to recognize that city and region will change but that there are qualities that residents value and want to retain. This creates the basis for responsive design in areas that are designated areas of consistency and innovative interventions in areas of change.	Agreed.	

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331	Ehrenfeucht, Renia	UNM Community and Regional Planning Program	8/2/16		I respectfully suggest that the housing chapter does not go far enough. Demographic trends suggest we have smaller households (including single person) which are not well served by single family houses. This trend is expected to continue. Allowing singles to be converted to doubles and allowing secondary dwelling units in addition to allowing tiny houses (as described in the housing chapter) or very small houses (as complete dwelling units) and small lots would create more flexible housing without substantially changing single family residential character. This also creates a range of opportunities for affordable housing and affordable home ownership and, as household size declines, it retains population density. In addition, it is also critical that alternative land tenure such as co-housing or community land trusts are allowed, that manufactured housing communities are preserved, and new manufactured housing communities can be established.	More information is needed about where in the document language should be changed. Staff would need decision-makers to provide guidance to go beyond proposed language. Planning at a more detailed level is done through housing plans developed by the City's Family and Community Services Department and County's Housing Department. The IDO addresses expanded housing options.	
332	Hancock, Don	University Heights	8/1/16	1-11	"Safe" transportation options must be included as part of enhancing quality of life (as it is included in the transportation priority) because existing unsafe transportation through our neighborhood is a serious detriment to quality of life. That specific example can be a general reality that should be acknowledged in the Comp Plan.	Reference to transportation was minimized in Enhancing Quality of Life in response to an earlier public comment about a prior draft.	See line 143.

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333	Hancock, Don	University Heights	8/1/16	3-6	We request that the text on page 3-6 be revised to state that the local transportation network will give people a variety of options for traveling safely and efficiently within and between neighborhoods and to Centers and Corridors around the city and county, while protecting the safety and health of those living and working along the transportation network.		On page 3-6, revise the narrative to add the following phrase: "while protecting the safety and health of those living and working along the transportation network."
334	Hancock, Don	University Heights	8/1/16	7-22	An apparent inconsistency is in Chapter 7, page 7-22. Action 7.4.1.1 states "Use residential permits or zone parking permits to prevent the intrusion of outside parking within neighborhoods." However, Policy 7.4.2.b)iii provides: "Credit on-street parking toward parking requirements." In areas, such as University Neighborhoods on-street parking cannot be given where there are residential on-street parking permits. Thus, we'd suggest changing 7.4.2 to state: "Credit on-street parking toward parking requirements, except where residential parking permits are used."		On page 7-22, Policy 7.4.2.b.iii, add the phrase "except where residential parking permits are used" to the end of the sentence, to clarify that on-street parking credits cannot be applied where there are residential permit parking areas.

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335	Hancock, Don	University Heights	8/1/16	1-10	We oppose eliminating the Sector Plans now and request that the Comp Plan state that provisions of Sector Plans not specifically superseded would remain in place until the CPA assessments are adopted.	ABC-Z intends to incorporate policies and regulations from the Sector Plans that are effective and implementable into the appropriate documents. The Policy Matrix tracks the proposed adaptation of each policy. More information is needed about which policies are not adequately addressed in the updated Comp Plan. Sector Plan narratives will become source materials for the CPA assessments. Staff needs direction from decision-makers during the consideration of the proposed IDO about the timing of rescinding Sector Plans.	
336	Hancock, Don	University Heights	8/1/16	5-1	We suggest that a sentence be added on page 5-1, after the second sentence in the second paragraph: Too high-density development also is not compatible with our vision.	More information is needed to find the intended reference. This may be referring to an older draft that has been been subsequently added. "Too high" seems too vague to include. Staff is unclear whether the "our" from this comment is University Heights or all of the Albuquerque-Bernalillo County community.	
337	Hancock, Don	University Heights	8/1/16	5-9	Page 5-9 includes Nob Hill as an Urban Center. Is that correct? We're unaware of that as a previous designation. We'd also suggest that the Plan include either the specific boundaries of Activity Centers and Corridors or state that there are no precise boundaries.	The maps on pages 5-10 and 5-11 show Nob Hill designated as a Main Street, with an Activity Center designation for upper Nob Hill, centered around San Mateo. The specific Activity Center boundaries are shown on page 5-11 and the Centers & Corridors map on page 5-15.	

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338	Horvath, Rene'	TRNA	8/2/16		I have attended most of the meetings regarding the ABC-Z Plan. I am concerned how the proposed changes will affect our Communities. The current Comp Plan was adopted in 1975, and has been updated several times over the years. Many of the goals and policies are still relevant today.	Agreed.	
339	Horvath, Rene'	TRNA	8/2/16		Albuquerque Sector and Area plans were developed to ensure that future development would fit the character of our historic neighborhoods, and complement the natural, cultural, and scenic landscapes. They are more meaningful when they remain intact, and not separated into different documents.	From a citywide perspective, having separate plans with different levels of detail and focus, with different format, some updated and some decades out-of-date adds up to a system that is anything but intact. The overlapping boundaries and the sheer number of these documents makes keeping them up to date and applying them consistently all but impossible. The proposed move to a CPA process and consolidated policies in the Comp Plan is intended to provide a consistent level of policy protection for neighborhoods throughout the entire city.	
340	Horvath, Rene'	TRNA	8/2/16		Trying to combine all three Rank I, II, III plans into one ABC-Z Comp Plan is a huge undertaking. This is more than an update. More time was needed to understand it.	See lines 69, 127, and 128.	
341	Horvath, Rene'	TRNA	8/2/16		The West Side has 6 Area and Sector plans. I tried to review 2 of them, the Coors Corridor Plan and the North west mesa Escarpment Plan, and how they compare to the ABC-Z Comp Draft Policies. I was not able to completely review all of it. More time is needed.	This complexity is symptomatic of the challenge staff faces trying to implement multiple plans. Staff believes the review and approval process provides enough additional time for public review.	

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342	Horvath, Rene'	TRNA	8/2/16		My concern is that the Coors Corridor Plan has served our community well. It still represents our Neighborhood values. One reason the plan was created was to preserve the scenic beauty along the river corridor. That should not be changed in any way.	Coors Corridor Plan (CCP) policies on "environmental concerns" and "visual impressions" are reflected in the Comp Plan update. See policy tracking matrix Lines 237 - 245 and 256 - 271 for chapter references.	
343	Horvath, Rene'	TRNA	8/2/16		As I reviewed the Coors Corridor Plan I soon realized that the vision for Coors has changed from a Principal Arterial to Premium Transit Corridor. A Premium Transit Corridor has a totally different land use development pattern and road design than a Principal Arterial Roadway. This changes a lot. The community needs to know what is the plan for Coors Blvd.	Coors Blvd. is still designated a principal arterial by MRCOG, a designation applied by the City and County in reviewing adjacent development and in road project design (see Fig 6-1 page 6-8). The corridor designations in the Comp Plan provide additional policy guidance on travel mode priorities and matching the modes with adjacent land uses and development. The 2001 Comp Plan update already envisioned the segment of Coors north of Central as a transit corridor (Enhanced Transit), which was updated to Major Transit in 2013 to reflect the frequency of the contemporary transit service (Rapid Ride plus local) and the regional 2035 MTP. The proposed Premium Transit designation is consistent with the priority transit network in the most recent 2040 MTP. This is an example of where an existing lower-ranked plan (1984 CCP) is superseded by the more up-to-date, higher-ranked plans.	

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344	Horvath, Rene'	TRNA	8/2/16		The ABZ-Draft does not address the Sector Plan Regulations. It is our understanding that the regulations will be in the IDO when it gets completed. So we don't know at this point how the regulations will turn out.	IDO drafts for Module 1 (zones and uses) and Module 2 (dimensional standards) have been online and available for review since May 2016. The IDO is expected to be in a complete form prior to the Comp Plan update adoption by the City.	
345	Horvath, Rene'	TRNA	8/2/16		Once the ABC-Z Comp Plan and the IDO are approved our current Sector and Area and Comp Plan goes away. It is our job to determine if we think this way of planning is going to work for us and the whole city. Does the final result reflect the values of our current Sector and Area Plans? Are they strong enough to ensure protection of our neighborhoods and the things the citizens care about?	Agreed.	

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346	Horvath, Rene'	TRNA	8/2/16	5-15, 6-43, 6-44	The Coors Corridor Plan (CCP) policy designates Coors Blvd. as a Principal Arterial. The ABC Policy is about commuter corridors. In the ABC-Z draft plan there is a map on page 5-15 that shows Coors Blvd. as a Premium Transit Corridor. What is a Premium Transit Corridor? The 6.2.8.f policy directs the reader to other documents - the "MRCOG Access Control policy" and the "Development Process Manual" for transportation information. The Neighborhoods do not have the Development Process Manual to review. The nice thing about the CCP, all this information is in one document, so it's easily available to the reader.	Coors is currently designated as a Major Transit Corridor in the Comp Plan and a Priority Transit Corridor in the MTP. Please note that Transportation section of the Coors Corridor Plan has not been updated since 1984. The Premium Transit Corridor designation would only go into effect after a premium transit project is designed and approved, including the location of transit stations. The policies would then encourage nodal development at station areas. MRCOG Access Control Policy and the City's DPM (both available online) have been "go to" documents for roadway design for decades and are often used by engineers and developers because they have very specific design and engineering rules that go beyond what is in the Comp Plan, Sector Development Plans, or Zoning Code. See also line 343.	
347	Horvath, Rene'	TRNA	8/2/16		The CCP rationale for Noise Standards reads: Traffic and roadway noise is a nuisance ... Coors Blvd. should be designed and constructed so that noise levels are controlled within acceptable standards. The [policy] Matrix does not include these Coors Plan rationales that explain the reason behind the policies. Sometimes the rationale is helpful by being more explanatory or more direct. The above CCP rationale is more direct and should be included as a policy in the ABC-Z Plan.	The narrative section of each Comp Plan element provides the background and rationale for the element goals, policies and actions that follow.	On page 6-19, Section 6.1.2.3 Connecting Land Use & Transportation, add text regarding transportation-related noise and mitigation.

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348	Horvath, Rene'	TRNA	8/2/16		Policy 6.4.3: Noise: Mitigate traffic noise along roadways using measures that represent a reasonable balance between public expenditure and social, economic, and environmental values of the community. OK	Agreed.	
349	Horvath, Rene'	TRNA	8/2/16		Note: CCP rationale, (not in the Matrix), reads: The UTPPB – Urban Transportation Planning Policy board - has adopted a policy stating Coors Blvd., from I-40 to Corrales, a Principle Arterial, high capacity, limited access facility, having a 156 ft. wide ROW. Comment: The Rationale above is not in the matrix, but it mentions that the UTPPB designated Coors Blvd. a Principle Arterial in the CCP. This is why Coors Blvd. is designed the way it is. The ABC draft has a different designation for Coors Blvd. that replaces Coors as a “Principle arterial”.	The Comp Plan update is not changing the designation of Coors Blvd. as a principal arterial. See Lines 343 and 346.	
350	Horvath, Rene'	TRNA	8/2/16		Comment: We did not know that Coors was labeled a Premium Transit Corridor, until the draft plan came out. How does this change Coors? While we have always been supportive of transit this kind of designation may not work for us. How will the land use change? How much density is needed for a Premium Transit Corridor? What happens to the views? What will happen to the remaining rural areas along Coors; such as Alban Hills and the farm like areas near the Open space visitor Center? There needs to be a discussion with the Community of the City’s plans to transform Coors Blvd. into a Premium Transit Corridor.	Policy 5.1.10 Premium Transit Corridors describes how higher-density mixed use development should be centered on station nodes. Note that all applicable policies are considered by decision-makers in a particular case. Heritage Conservation policies 11.1.2 and 11.3.1.d that protect rural character and important views along key corridors would be considered along with relevant policies on transportation, urban design, parks and Open Space, etc. The IDO carries over the design overlay zone from the Coors Corridor Plan as a View Protection Overlay zone.	On page 5-18, in the description of Premium Transit Corridors, add language about the spacing of stations in different contexts.

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351	Horvath, Rene'	TRNA	8/2/16		<p>Note: The CCP Rationale, pg. 17, (not in Matrix), reads: Controlled access provides better traffic flow and safer traffic operations. Anticipated traffic flow on Coors requires design solutions that favor safe and effective movement of vehicles.</p> <p>Comment: The Rationale helps to educate the reader the reason for the controlled access along Coors Blvd. It is for better traffic flow. The ABC-Z plan has all the traffic information in another document. The CCP had all this information in one document.</p>	<p>Access control (or management) is described in the narrative section of the Transportation chapter (see p. 6-9), because it applies to several arterials in the city and/or county, including Coors. See line 217. Because access control is designated in a separate document, subject to other approval processes, and different update timelines, it is more transparent to include a cross reference to the relevant document, to be sure the reader has the most up to date information.</p>	<p>On page 6-9, insert a reference to the map of Limited Access Facilities in the MTP (Futures 2040 MTP, Map 3-10).</p>
352	Horvath, Rene'	TRNA	8/2/16		<p>Note: The CCP Rationale, (not in Matrix), states: Left turn is the most disruptive movement along any traffic-carrying facility. In order to encourage and maintain a reasonable traffic flow on a major traffic carrying facility, this movement must be limited and controlled to ensure smooth and safe operation of the roadway with high traffic volumes.</p> <p>Comment: The Coors Corridor Plan (CCP) provides the reader with details on when median should be closed. The Rationale explains that left turns are disruptive movement to traffic flow. Details like this have been helpful to the community to understand the function of the roadway and why it is designed this way.</p>	<p>See line 351. Medians are mentioned in the description of access management on page 6-9.</p>	

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353	Horvath, Rene'	TRNA	8/2/16		Note: The CCP Rationale, not listed in Matrix, states: Maximum distance between traffic signals and ... limited access is essential to accommodate the best possible traffic flow and the anticipated traffic volumes on Coors. One-half mile spacing for signalized intersections will allow speeds in the 35-40 mph along Coors. Comment: All the traffic information in the CCP is in the "Traffic movement/ Access/ Roadway Design" section. It educates the reader the reason Coors Blvd. is designed as a Principle Arterial with limited Access - with traffic lights spaced ½ mile apart, limited driveway access, limited median openings, which keeps the traffic flowing at a certain speed. The ABC-Z plan does not provide this information, because it's carrying too much information already.	See line 351. The Comp Plan update is a single source of information to all interested parties about roads with access controls .	
354	Horvath, Rene'	TRNA	8/2/16		Note: Rationale in CCP pg. 38, also states: Coors Blvd. ... offer some of the finest scenic views in the Albuquerque area which will be more easily enjoyed at the public view sites at appropriate locations. Comment: In the past the development community has offered to build view platforms long Coors or to use view corridors such as arroyos or streets to preserve views for the public, in order to build taller buildings. The Coors Corridor plan promotes the preservation of the panoramic views of the Bosque, Valley, and Mountains which the public has always enjoyed, and considers a community asset.	More information is needed about what this comment refers to.	

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355	Horvath, Rene'	TRNA	8/2/16		Ask staff how they plan to preserve views along Coors, based on this policy [11.3.1.d].	Action 11.3.1.1 states that the policy will be implemented through regulations (development standards and/or view protection overlays). View protection overlays, including for the Coors Corridor, are proposed in the City's draft IDO.	See line 52.
356	Horvath, Rene'	TRNA	8/2/16		[Policy 6.2.6 Equestrian Network] refers to too many plans. I thought the idea was to consolidate the plans to make things simpler and easier to find by the reader. It seems a summary of the intended goal is needed.	Equestrian travel in the plan area occurs primarily on multi-use trails, which are described on page 6-15 and 6-16. Policy 6.2.6 refers to the Rank 2 Facility Plans adopted by other departments and agencies because these documents address equestrian needs in more detail. These plans exist and are used now and should be used to guide decision-making. Note that the narrative section of each Comp Plan element provides the background and rationale for the goals, policies, and actions that follow. Rank 2 Facility Plans will remain in place. These and other plans adopted by other departments and agencies go to a level of specificity beyond the Comp Plan. These plans exist now and should be used to guide decision-making. They are listed here to alert the reader to other relevant plans.	

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357	Horvath, Rene'	TRNA	8/2/16		The rationale for CCP policy [Policy Matrix, Line 236] that addresses Transportation System Management programs is not included: These programs will support community goals of conserving energy and improving air quality. TSM improves transportation... while requiring little capital investment, being cost effective...resulting in a more effective use of roadway.	The narrative of the Transportation chapter provides the rationale for the goals and policies that follow, including policy 6.2.7 Transit Network and associated Action 6.2.7.3 and policy 6.4.2 Air Quality. The Comp Plan integrates -- and updates where appropriate -- the transportation-related chapter in the Coors Corridor Plan that is unchanged from that plan's adoption in 1984.	On page 6-43, add a new sub-policy 6.2.8.f to encourage ride-sharing programs. On page 6-43, add a new sub-policy 6.2.8.g to improve signal-timing.
358	Horvath, Rene'	TRNA	8/2/16		ABC-Z Transportation Policy 6.2.7.3: Explore and invest in strategies to add capacity through additional transit service, dedicated lanes, and/ or peak hour directional lane changes. [A] ((60) move footnote to #6.2.7.3: ABC comp plan[132], CCP [236]) REPLACE WITH: 10.3.5. (a): Use existing language in CCP policy, i.e. Disturbance or removal of existing natural vegetation from the Bosque shall be minimized.	"Shall" is regulatory language, not policy language, and is therefore not appropriate within the Comp Plan. One of the unfortunate consequences of mixing policies and regulations in City sector plans and using terminology inconsistently is that the sector plan content has been interpreted and applied differently over time.	
359	Horvath, Rene'	TRNA	8/2/16		See Parks and O.S: 10.3.3.2, 10.3.5,10.3.5.3 & Heritage conservation: 11.3.3, 11.3.3.1. Comment: OK	Agreed.	

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360	Horvath, Rene'	TRNA	8/2/16		Rationale [in CCP policy 3]: The Oxbow is a 37 acre wetland the only marshland in the urban area. It is a unique feature of the Bosque ... whose fragile environment must be protected. Staff comment [8/4/16 staff report]: Accomplished. Out fall too specific to add to ABC-Z draft. Coordinate with O.S. to confirm or update MPOS. Comment: Is the Oxbow mentioned in the ABC-Z Plan to indicate its significance as a 37 - acre wetland and a wildlife refuge, that will always need to be protected in the future with careful planning?	Parks & Open Space policies 10.3.2, 10.3.4, and 10.3.5 call for protecting the existing public lands that make up the Bosque, including the Oxbow Marsh that was acquired after adoption of the CCP. The City's Major Public Open Space Facility Plan and Bosque Action Plan are the lower-ranked documents that provide specific planning and land management guidance.	
361	Horvath, Rene'	TRNA	8/2/16		CCP Rationale (Not in Matrix) reads: Albuquerque/ Bernalillo County Comp Plan, recommends protection of high quality, agricultural lands so they are not used for residential, commercial, or industrial sites at the expense of the farm potential of those lands. Comment: The CCP Rationale brings up the significance of preserving agricultural land for future farmland potential, thanks to the Albuquerque, Bernalillo Comp Plan, language. This rationale should not be eliminated. It should be included in the ABC-Z Plan.	The Comp Plan update discusses reducing pressure on farmland from urban development in the Land Use chapter (section 5.1.2.4 on page 5-20) and directs growth away from rural areas through policies 5.5.3 (and associated subpolicies), 8.1.1.d, 10.3.1, and 11.1.1.	
362	Horvath, Rene'	TRNA	8/2/16		Comment: The ABC-Z Policies are more general and not specific to any particular area. Whereas, the CCP policy is more specific to the farmland & floodplains between Coors and the River. The CCP provides stronger language for the protection for our farmland because it mentions them specifically. We need stronger language to preserve our remaining farmland.	See line 361. Having one "go to" document in the future for land use and development decisions in the city will arguably make the policy guidance more effective, especially as stakeholders use it repeatedly and become familiar with it.	

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363	Horvath, Rene'	TRNA	8/2/16		CCP Policy [7 - grading], (pg.57): Changes to natural topography shall be kept to a minimum. In general, grading shall be minimized. If grading is necessary, contour grading shall be encouraged to preserve natural features and vegetation. On slopes of ten percent or greater, no grading shall take place until a specific development plan has been approved for construction. The development plan shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be encouraged. Comment: The CCP policy is very important to us, and should not be eliminated.	This CCP policy is not being eliminated. It is being carried forward in Policy 7.3.1.a, 7.3.1.b, 11.3.1.a, 11.3.1.f, and 11.3.3.a.	
364	Horvath, Rene'	TRNA	8/2/16		Urban Design: 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features, and views of the cultural landscapes. [ABC] Comment: This comment is too general, to preserve the topography of the landscape and protects against cut and fill practices, which turn out to be very ugly developments.	This is appropriate policy language. Sub-policies provide additional direction. Exact details would be addressed through regulations that implement this policy in the IDO.	
365	Horvath, Rene'	TRNA	8/2/16		Policies 11.3.1 and 11.3.1.b Comment: Good	Agreed.	
366	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.3.b: Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque. (39) CCP (245) OK	Agreed.	

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No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
367	Horvath, Rene'	TRNA	8/2/16		Comment: When development follows the slopes of the hillside, it looks a lot better and everyone has a view. When hillsides are cut out and made flat, the developments look ugly, have high retainer walls and no one can enjoy the views. This is a practice we do not like. Need stronger language. Development should follow the topography of the land.	Staff believes language in Policy 11.3.3 and associated sub-policies is appropriate. See also 7.3.1. Regulations to implement these policies would provide more detailed requirements. Staff would need direction from decision-makers to go beyond the proposed policy language.	
368	Horvath, Rene'	TRNA	8/2/16		Policy 10.3.6 OK	Agreed.	
369	Horvath, Rene'	TRNA	8/2/16		Policy 10.3.6.a OK	Agreed.	
370	Horvath, Rene'	TRNA	8/2/16		Policy 10.3.6.b OK	Agreed.	
371	Horvath, Rene'	TRNA	8/2/16		11.3.4.c: Conserve and protect the Monument and surrounding lands through regulations associated with the escarpment face, conservation area, impact area, and view area. Comment: What regulations?	This comment refers to the IDO portion of this project. See IDO - View Protection Overlay Zone for Northwest Mesa Escarpment Plan.	

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372	Horvath, Rene'	TRNA	8/2/16		11.3.4.d: Minimize negative impacts, including fugitive dust; storm water runoff; and damage to vegetation, slopes, or boulders. Comment: Change Minimize to "Mitigate". Also add policy b in NWMEP to explain why the need for this policy.	See line 347.	On page 11-27, Policy 11.3.4.d, add "and mitigate" after "minimize." Add to page 11-15, above the heading Petroglyph National Monument, a new paragraph about the impacts of development on these resources. Add a cross reference to Section 13.1.3.4 Natural Resources. On page 13-17, Unique Landforms and Habitat Section, incorporate the following sentences: "Unique geological formations and land forms are fragile and valuable environmental resources that harbor plant and wildlife. Disturbances to the natural environment, in particular to the drainage, basaltic caprock, slopes and vegetation could result in erosion and caving of slopes and boulders and pose a threat to the public safety and welfare by impacting existing and future downstream and down slope development."
373	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.4.f OK	Agreed.	
374	Horvath, Rene'	TRNA	8/2/16		Policy 11.4.1 OK	Agreed.	

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375	Horvath, Rene'	TRNA	8/2/16	11-31	11.4.5 (Heading): Private protections: Encourage the private protection of sensitive lands, such as rock outcrops or significant cultural, archaeological, volcanic, or geologic land through private conservation easements, or replatting as private open space. [A] Comment: May want to trench rather than dynamite the mesa top to put in utilities, to avoid damage to the bedrock and man- made structures.	This comment is at a level of detail beyond the Comp Plan. It may be more appropriately addressed through DPM technical standards.	
376	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.4.a OK	Agreed.	
377	Horvath, Rene'	TRNA	8/2/16		Action 11.4.1.1 OK	Agreed.	
378	Horvath, Rene'	TRNA	8/2/16		11.4.5.a: Protect archaeological resources and rock outcroppings on the Northwest mesa through in-place avoidance, if possible, and next through mitigation, which tends to have a much higher cost. Comment: Put a period at the end of North west mesa. Leave off the rest of the sentence.		On page 11-31, Policy 11.4.5.a, replace the text to read as follows: "Protect archaeological resources and rock outcroppings on the Northwest Mesa through in-place avoidance, if possible, or mitigation."
379	Horvath, Rene'	TRNA	8/2/16		11.3.4.d: Minimize negative impacts, including fugitive dust; storm water runoff; and damage to vegetation, slopes, or boulders. Comment: Cross out Minimize and replace with mitigate to Open Space areas". Also include "trench the volcanic rock, rather than dynamite to avoid damage to the mesa and building structures."	See Line 375.	See Line 372.

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380	Horvath, Rene'	TRNA	8/2/16		11.3.1.d: Protect important views from public ROW along key corridors and from strategic public locations thru regulations on building height limits, site layout, and street orientation. Comment: We do not know what the building heights will be in their revisions. Currently the building Hts. are limited to 19 ft. in the NWMEP Street orientation means view corridors.	See line 371.	
381	Horvath, Rene'	TRNA	8/2/16		11.3.1.1: Actions: Adopt site development standards and/ or view protection overlays for building and wall height, massing frontage, color, and tree preservation as needed to identify and protect significant views from the public ROW along key corridors and from strategic public sites. [ABC] Comment: This relies on overlays to get done. When will they be done?	See line 355.	See line 52.
382	Horvath, Rene'	TRNA	8/2/16		11.3.1.2: Adopt design guidelines with color and reflectivity restrictions to minimize the visual impact of development on the West Mesa. [A] 11.3.4.e: Minimize visual impact of adjacent development through design standards related to color, building materials, and screening. Comment: Should also include reflectivity.		On pages 11-26 and 11-27, Action 11.3.1.2 and Policy 11.3.4.e, revise to include reference to reflectivity.
383	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.4.f: OK	Agreed.	

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384	Horvath, Rene'	TRNA	8/2/16		Urban Design (Heading) 7.6.3: Utility infrastructure: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features. [ABC] Comment: Some may need to be placed underground.	See Action 7.6.3.1 and 7.6.3.2 about undergrounding utilities. The appropriate design treatments, which may include undergrounding, will depend on the context.	
385	Horvath, Rene'	TRNA	8/2/16		10.3.6.e: Limit utilities and roads to areas that are least sensitive to disturbance, avoiding Piedras Marcadas Canyon, the point where the mid branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the south of Rinconada Canyon. [A] Comment: This needs to be reworded to make more clear.		On page 10-21, Policy 10.3.6.e, revise to read as follows: "Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid branch of the San Antonio crosses the Escarpment, the Marsh peninsula, and Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon."
386	Horvath, Rene'	TRNA	8/2/16		11) Matrix (689) pg.84, and NWMEP: Drainage facilities design shall be sensitive to the character of the existing escarpment. Arroyo corridor and drainage management plans are the appropriate planning level for specific channel treatment recommendations for arroyos identified in the "Facility Plan for Arroyos." See ICF&S Comment: What does the "Facility Plan for Arroyos" say? What does it say in regards to arroyo treatment? Need language to preserve arroyos in more of its natural state. Concrete work needs to blend with the soil color.	Comp Plan Action 10.4.4.1 directs the City to update the Facility Plan for Arroyos through a separate planning effort. See Policy 10.4.4.c. about preserving arroyos in their natural state. See 11.3.2 about protecting arroyos as cultural landscapes. See Policy 12.1.4.b for naturalistic treatment.	
387	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.1 Good	Agreed.	
388	Horvath, Rene'	TRNA	8/2/16		Policy 11.3.2.c Good	Agreed.	

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389	Kelly, Gary		8/1/16		The plan does not ensure that sidewalks remain clear and obstacle-free. Current policy fails to keep mailboxes from overhanging sidewalk areas--particularly a barrier for persons having a disability, or elderly persons who may have more difficulty walking and managing to avoid obstructions. The City relies on citizen reports to identify obstructions, and then there is no requirement for compliance at keeping sidewalks clear of overgrowth. The Comprehensive Plan should address this in terms of a policy to develop new requirements and practices to ensure that walking sidewalks and trails remain clear of obstructions, and provide an on-going method for maintaining such areas.	The updated Comp Plan emphasizes improving the pedestrian environment to make it more walkable. This comment is directed at changing processes and procedures to improve maintenance and enforcement, which lie beyond the scope of this update.	Add cross reference in Ch. 7 Urban Design Policy 7.2.1 to Ch. 6 Transportation Policy 6.2.4 and 6.5.2. Add cross reference to 6.5.2 in 6.2.4 and 7.2.1.
390	Kelly, Gary		8/1/16		Albuquerque differs from most other cities in the US in that once permission has been given to a utility such as Comcast to do work, Comcast or any other utility can disrupt pedestrian access by tearing up sidewalks without any provision for safe pedestrian passage while the construction persists. Most cities have a policy requiring that the utility provide safe pedestrian/cycling access while the construction progresses. This should be addressed if a walking/cycling option is to be a usable one.	This comment may be too detailed for the level of the Comp Plan. Staff believes there is a federal requirement that access be maintained during utility construction. More enforcement may be needed, which is beyond the scope of this update. Staff needs direction from decision-makers and implementing agencies to adjust language beyond what exists in Goal 7.2 and Policy 6.5.2.	

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391	Kelly, Gary		8/1/16		The Comp Plan provides for future automation alternatives, and encourages developments such as Rapid Ride services. There appears to be no mechanism to study the consequences of such options. The consequences are assumed to be known and desirable. That may be a poor assumption. When people are only concerned with points of departure and a final destination, they will value transit time over other experiences, as automation permits preoccupation with digital media, and reduces interactions with the environment. What is along the route or nearby may have no value. Historical landmarks, public facilities, and maintenance of infrastructure may well become out of sight, and out of mind. It is essential to balance community interaction factors against transaction factors such as commercial development and transportation if the COA and County are to remain viable environments where people wish to live, work and to which they will want to contribute.	The Comp Plan Update encourages transportation improvements for all travel modes. The update places an emphasis on integrating land use and transportation to ensure high-quality development and to protect special, diverse, and historic places. The Comp Plan update also emphasizes the importance of protecting and promoting cultural landmarks, landscapes, and events. The development of specific transportation projects is assumed to include study and address potential benefits and issues. Goal 12.5 and associated policies encourages resource allocation for infrastructure and community facilities to maintain them.	
392	Key, Scot	GABAC	7/31/16	6.2.2	I strongly favor what I'm reading in the document, appreciate the complexity in its creation and review process, and urge that the Plan's pedestrian/cycling and neighborhood recommendations be crafted in the best way possible to foster their successful implementation.	Agreed. More information is needed about where additional changes are needed in the document.	

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393	Key, Scot	GABAC	7/31/16	7.2.2	I very much like the emphasis on walkable neighborhoods in this document. In the pre-July 22 comments former Albuquerque mayor David Rusk mentions that Metro Portland has a two-sentence planning mission statement incl. "Every kid can walk to a library". ...let's add in a grocery, a park, and a place to get a cup of coffee, all within walking distance, for everybody. We can quibble about what the absolute essentials of a great neighborhood are, but being able to safely and comfortably walk to those establishments is paramount.	See Line 85.	
394	McCabe, Robert		8/1/16		I would like to add my support for your approval of the proposed ABC Comp Plan. The ABC Comp Plan before you does a great job in supporting the original concept while at the same time improving and refining it by tailoring categories to better reflect how development has occurred over the intervening years. The new plan will reinforce the benefits of the Open Space network and support sustainable development patterns over time. The refinement of the Corridor types (Premium Transit and Main Street) provide new goals for coordinating land use and transportation to create great places and more transportation choices.	Agreed.	
395	Messenger, Robert		8/2/16		Supports the new or re-worked content relating to an increased emphasis on gardening, limiting the spread of thrift/payday lending stores, and the proposed citizen's academy and community planning area assessment process.	Agreed. The comment regarding thrift/payday lending refers to the IDO portion of the project.	

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396	Messenger, Robert		8/2/16		Comments about Areas of Change: I look forward to seeing many of the blighted strip malls demolished and re-purposed into mixed land uses of housing and retail, with enhanced bicycle and pedestrian access. Will there be any market studies to determine which strip malls and properties are the best candidates for redevelopment? Who pays for such studies? What should they become? Who determines the feasibility of such redevelopment? Is it fair to separate legitimate from questionable businesses? Who determines which is which? Regarding this last item, I believe that one way to measure the utility of a business or service is whether or not that business contributes to the economic vitality of the area's residents and that of surrounding businesses.	The type of market study and analysis that is mentioned in this comment is beyond the purview of local government. Such studies have been commissioned by property owners and merchant's associations. The CPA process will include public processes to identify and prioritize opportunities for redevelopment. Metropolitan Redevelopment plans also prioritize opportunities and incentives for redevelopment.	
397	Mexal, Catherine		8/1/16		Runoff consequences and prevention must be well defined (and subsequently enforced). Section 5.3.6.a states: "Impermeable surfaces should not cover more than 50% of the lot." This is absolutely not enforced presently so how will it be in the future? It must be specified rigorously. Improperly handled roof, driveway and other impermeable surface runoff goes into streets and alleys then to gutters and on to the river but does nothing to recharge our water table. This is a critical issue for the future of NM.	More information is needed to find the specified reference. This comment may be referring to a previous draft. In general, Comp Plan policies set the direction for IDO and DPM standards, which can be enforced. Currently, building permit review includes hydrology considerations. Recent federal changes pertaining to drainage have sharpened the City's focus on this topic.	

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398	Mexal, Catherine		8/1/16		My second issue related to this section is yet another instance of my July 20 comments. Section 5.3.6.a refers to "Policy 5e below". That section is actually 5.3.6.e! I've found too many errors and mis-references in the limited sections I've read of the 400+ page document for it to be considered ready for public review.	More information is needed to find the specified reference. This comment may be referring to a previous draft.	
399	Murphy, Kim		8/2/16		Albuquerque Academy reiterates its request that the EPC condition its approval of the Draft 2016 Comprehensive Plan by directing that the entire Academy Property covered by the 1989 Site Development Plan for Subdivision (Z-78-153-3) be designated "Area of Change" and that it be added to the list of City Master Plans in Table A-3, Appendix C.		<p>Include the Albuquerque Academy Master Plan on the list of plan areas to be included as an Area of Change. This will convert the remainder of the property to be an Area of Change, except for the private park, which falls within the criteria for an Area of Consistency.</p> <p>Review approved Site Development Plans for Subdivision that are also labeled "Master Plan" to determine if they are more appropriately considered Master Plans for the purpose of inclusion as an Area of Change</p>

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400	Murphy, Kim		8/2/16		If the purpose of the Comp Plan Update is to further economic development, why would the City not welcome the opportunity to formalize the UNM South Campus-CNM Main Campus as more expansive "Employment Center," allowing collaboration between two public entities with similar goals in creating new economic development opportunities? Would not the citizens we both serve appreciate joint efforts towards this end? The University of New Mexico requests that the EPC condition its approval of the Draft 2016 Comprehensive Plan by directing the area shown on Attachment 1, compromising approximately 500 acres, and described in Attachment 2 (both from my July 22nd letter and also enclosed herein) as an Employment Center and Area of Change.	Additional documentation is needed from UNM to change this boundary.	<p>On page 3-9, revise the Metro-focused Vision Map, and all other locations where the Vision Map is found in the Comp Plan, to designate UNM South Campus as an Employment Center, to be consistent with UNM's plans for the area.</p> <p>b. Revise the boundaries of the UNM South Campus to include the entire land area owned by UNM, and guided by their Master Plan.</p>
401	Wible, Jim		8/1/16		This draft comprehensive plan is built around a Vision of Centers and Corridors. New projects will in some way need to be supportive of the Centers and Corridors overall Vision. Please consider adding a condition to the Comprehensive Plan that requires the CIP process to justify expenditures with a similar justification on how this spending supports the Vision with Centers and Corridors just as would be required of a private project. The language in Strategic Action 2.2 is a good start but stops short of such a requirement.	Policy 5.7.1 addresses prioritizing public investment. Action 5.7.1.1 addresses aligning the CIP to implement the Comp Plan. Policy 12.5.3 addresses aligning public and private investment for infrastructure to implement the Comp Plan. See also Lines 37 and 104. The language proposed in the comment would require a significant change to the CIP process. Staff needs direction from decision-makers to move beyond the language in Strategic Action 2.2.	

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402	Nelson, Patsy	Alban Hills NA	8/1/16		The Alban Hills Neighborhood Association is not in favor of any changes that reduce the opportunity for public input on land use and zoning issues. Furthermore, the Plan should be written so the average citizen can easily find and understand the pertinent information concerning a project or neighborhood. Planners and developers deal with these issues every day and therefore know exactly where and how to access information, but an affected neighbor most likely does not.	Bernalillo County does not intend to change its zoning framework. Alban Hills would be included in the City's Northwest Mesa CPA. The CPA Assessment process is designed to provide a proactive, regular schedule of public input opportunities. The Comp Plan Update includes cross references, which will eventually be hyperlinks, to help the average reader find relevant information. The City also intends to develop a Comp Plan webpage that would highlight the most relevant information and provide an interactive interface for the document.	
403	Nelson, Patsy	Alban Hills NA	8/1/16		The recent plans to revise the Coors Corridor Revision met with strong opposition from the public because we felt it was unnecessary and made the policies more complicated and less friendly to the neighborhoods. Perhaps this is another one of those instances. Sometimes it is best to leave well enough alone. All neighborhoods are not alike. What works for one does not necessarily work for another. While we can understand the need for standardization, smaller localized plans are more responsive to the neighborhoods and, therefore, better understood and received by the public.	See Line 335.	

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404	Anchondo, Lucy	Avalon NA	8/2/16		This has been an ambitious two-year project, but as huge an impact that this project will have on the the City of Albuquerque, two years to get this right for the community is not quite enough time for the neighborhoods to review the proposed plan. The project kicked off in February 2015 and here we are, already at the EPC study sessions 17 months later and the EPC hearings the following month, and the neighborhoods are not even close to reading the final draft in its entirety!	There has been a rigorous public outreach effort for this project, including meetings and focus groups as each draft document was released for public review. The first draft was available in January, and the EPC draft was submitted six months later, in June 2016. Staff believes this is adequate time for review. The official review and approval process is also expected to take approximately 6 months, providing more time for neighborhood associations and other stakeholders to comment and improve the draft.	
405	Anchondo, Lucy	Avalon NA	8/2/16		The City and the County going "green" has made it more difficult and costly for the neighborhood associations to have access to the written materials pertaining to projects that are of interest to them (particularly the Staff Reports). Also, having to "borrow" the books or check them out at the library is not really suitable for our great need to review more thoroughly. What would have been best for the community, pertaining to the review of the proposed project, would have been for the project to give each neighborhood association, specifically the ones who attended the meetings, and/or those who asked, upon request, a copy of the proposed June 2016 Comprehensive Plan, together with the Comp Plan Policy Matrix, for review, with an option to purchase extra copies at a reduced rate, or at least the the cost of a set, when bulk printing, and not at the 50¢ per page rate.	The City has over 270 neighborhood associations. It is financially prohibitive to provide a document for each. Materials available online can be taken to any copy center to be printed at lower rates.	

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406	Arnold-Jones, Janice	SHSANA	7/28/16	4-8	On page 4-8, Figure 4-1: Neighborhoods by Historic Development Era marks our Neighborhood Area as "Uptown." For long-time residents, there is nothing historic about this designation. There is a perceived threat that our City Planners will simply allow the take-over of our neighborhoods with secondary dwelling units simply because the area has been casually defined as Uptown.	The IDO will not expand secondary dwelling units outside of areas that already permit them.	On page 4-8, Figure 4-1, edit the map to make the CPA naming consistent for the Mid Heights CPA (i.e. not Uptown).
407	Arnold-Jones, Janice	SHSANA	7/28/16	4-12	The insert on page 4-12, Mixed-Use Neighborhoods: 2000-Present, gives us pause. We like the fact that our neighborhood is referred to as the Uptown Area but are concerned that we are also listed in the "Area of Change" verses the "Areas of Consistency."		On page 4-12, in the text box, first sentence of the second paragraph, delete "the" and "area" before and after "Uptown" so that the text refers specifically to Uptown Urban Center, not adjacent single-family neighborhoods.
408	Ward, Em	S.R. Marmon NA	8/2/16		The proposed Comp Plan severely restricts the language addressing the requirements needed for approval of a residential development in areas where schools are at or over designed capacity. The published 2014 WSSP contains the following: Policy 1.3 and Policy 2.5. I have not found any record of a resolution that approves the weakening of the protection against a worsening problem.	Resolution F/S R-06-74 rescinded language added by Resolution F/S R-05-297 in Policy 1.3 and Policy 2.5, reverting both policies to their earlier language. The Updated Comp Plan reflects the currently adopted language. Staff needs direction from decision-makers to go beyond proposed language to address how to replace the Facilities Fee Program that helped APS add school capacity in growing areas.	On page 5-38, add a new Policy before Policy 5.3.5 as follows: "Discourage zone changes from non-residential to residential uses other than senior housing when local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units" to reflect currently adopted policies 1.3 and 2.5 of the West Side Strategic Plan. On page 12-32, add to Policy 12.2.3.d: Change "APS" to "public." Add to Appendix D: school capacity information as part of the data gathered for each CPA Assessment Report.

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409	Ward, Em	S.R. Marmon NA	8/2/16		Residents in our area have repeatedly requested increased bus service to the West Side, i. e., more than one local route on Coors Blvd. and service that goes into the neighborhoods. Please note that changes proposed in the Coors Corridor Plan Update of 2014 failed to garner adequate support from West Side residents and City Councilors.	ABQ RIDE is responsible for regularly assessing the need and provision of local bus service, which is beyond the scope of this Comp Plan update. Staff believes this comment is indicating dissatisfaction with the Premium Transit designation for Coors Blvd. The Premium Transit designation reflects the Priority Transit network proposed in the regional MTP.	
410	Wolfley, Jolene	TRNA	8/2/16		The Taylor Ranch Neighborhood Association has reviewed the Comprehensive Plan and the Board thinks that good topics are under discussion, but that the Plan still needs improvement before it is approved. We also ask that Sector/Area Plans on the Westside be retained until Community Planning Assessments are completed in Taylor Ranch/Westside. We encourage careful consideration by the EPC for such a massive change in the City's planning policy and regulatory documents.	See Lines 75 and 335.	
411	Wolfley, Jolene	TRNA	8/2/16		The Vision document falls short of giving a distinct "vision" for Albuquerque's unique future	More information is needed about where language in the document should change.	

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412	Wolfley, Jolene	TRNA	8/2/16		Extracting some sector/area plan policies and putting them into the Comp Plan is a "weak" version of these sector/area plans. Too much of the context and policy foundation is missing. This background information helps people understand policy intent as they implement the policies/regulations. The background information is also useful to the analysis when someone wants to get an exception or amend the original policy. Also many existing policies are not fully accounted for in the Comp Plan. The sector plans now give a 'vision' for that sector. All the 'sector visions' - which represent substantial city, property owner, and community investment - need to be maintained.	Background information and visions from adopted Sector Development and Area Plans will inform the Community Planning Area Assessments and be used to recommend future changes to policies in the Comp Plan or regulations in the IDO. More information is needed about which existing policies are not fully accounted for in the Comp Plan.	
413	Wolfley, Jolene	TRNA	8/2/16		The Areas of Stability and Change Map should be considered the beginning of an analysis. It should not become the basis for rezoning decisions. If such a map is put forward, it would need to be reconciled with policy in the area/sectors plans and in the Planned Growth Strategy.	The City does not intend to propose rezonings based on the Areas of Consistency/Change Map. These development areas are intended to better reflect the built environment. However, these development areas are being used in the IDO to add criteria for zone change requests that occur within an Area of Consistency, in addition to what is currently required by R-270-1980.	
414	Wolfley, Jolene	TRNA	8/2/16		We want to retain the SU-1 zoning and site plans existing in Taylor Ranch, particularly where we have natural features like the Bosque/River.	The Comp Plan will not negate or change any zoning or site plans. This comment refers to the IDO portion of the project. Approved site plans will be grandfathered in under the new IDO.	

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415	Wolfley, Jolene	TRNA	8/2/16		TRNA thinks that major questions about Albuquerque's future remain unanalyzed in the Draft Comp Plan. We would like to see these questions analyzed and developed into strategies to guide Albuquerque's future: How will the City and County work together as partners and not competitors when it relates to growth? Ignoring City development vis a vis that County development will likely mean the City will capture less new growth and tax base than will Bernalillo County.	The City and County are partners in developing this Comp Plan update. The coordination involved in this effort will improve the provision of services and opportunities to leverage funds and resources. See Goal 12.4. In general, the Comp Plan emphasizes the need to improve opportunities for infill development within the City so that both the City and County have future growth and tax base. See Lines 78 and 86. Performance measures being developed for Ch. 14 will include thresholds for future analysis of growth within City vs. County areas.	

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416	Wolfley, Jolene	TRNA	8/2/16		What are the full policy implications of the Map of Areas of Stability and Change [sic]? Is the Map reconciled with existing policy in Area/Sector Plans and the Planned Growth Strategy? For example, much of the Coors Corridor in the Taylor Ranch area is developed, yet the designation is "area of change"? This brings about a great amount of uncertainty for property owners throughout our neighborhood. On the other hand, very little land along the I-40 West interstate is designated as an area of change. This may need to be reversed.	See policies in Goal 5.6. See also Appendix L to better understand how the Area of Change/Consistency map was developed. Land can be redeveloped at any time. New development areas are intended to provide more predictability for where growth is expected and desired. Non-residential land that is not in Areas of Change is expected to develop according to its existing zoning entitlements, whereas non-residential land in Areas of Change might be appropriate areas for zone changes to allow more density and intensity. The Planned Growth Strategy was the basis for Centers and Corridors, which are retained in this update and remain the framework for Areas of Change, with the addition of Metropolitan Redevelopment Areas, which were not previously addressed. Existing residential single-family neighborhoods are excluded from Areas of Change, which accounts for some of the Areas of Consistency along I-40 west.	

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417	Wolfley, Jolene	TRNA	8/2/16		The City developed a comprehensive Planned Growth Strategy in early 2000s. This work includes much policy on where and how growth is most advantageous to the City. It creates a structure for reviewing infill alongside developing in new areas. Has this body of work been used to inform the Comprehensive plan and any mapping of areas of stability and change? Each area and sector plan has detailed policy about what parcels might be suitable for change. The areas of stability and change need to be reconciled with all of the area and sector plans which represent existing City policy and consensus. Then new areas of change could be proposed in conversation with the community. (see specific comments D.4 and D.5 below.)	See Line 416. Sector Development Plans are not consistent in their level of detail or how up-to-date they are. Sector Development Plans only cover half the City. The standard mapping methodology explained in Appendix L is a more objective, consistent, and updateable source of data to create, track, and amend the Area of Change/Consistency map over time via the CPA Assessment process.	
418	Wolfley, Jolene	TRNA	8/2/16		How should the City take strategic advantage of its open space network? How should the open space network be expanded? The open space network is important as an ecosystem, an economic development tool, and a recreational opportunity. Yet strategic policy on the opportunities provided by the network is not developed in the Comp Plan. ... No policy guidance is given to new acquisitions.	See Action 10.3.1.1. Figure 10-2 shows the future areas for Open Space acquisition. More detailed strategy would be appropriately addressed in the Rank 2 Major Public Open Space Facility Plan.	
419	Wolfley, Jolene	TRNA	8/2/16		The Centers and Corridors is a good concept for the city's growth. Since that concept has been in place for about 15 years, staff should thoroughly evaluate what is working and what is not working in the marketplace to implement that vision.	Agreed. This will be done as part of the CPA process in the future. The ABC-Z project is intended to remove some of the obstacles to achieving the Centers & Corridors vision, such as multi-family densities, mixed-use development, and development processes.	

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420	Wolfley, Jolene	TRNA	8/2/16		What does this new Comp Plan do to protect vacant land in a key 'center' from being developed as a suburban-style shopping center? There is no obvious improvement in the proposed Comp Plan to make centers happen when there are still strong market forces for suburban scale development.	The Comp Plan supports a range of development forms from rural to suburban to urban. See Goal 5.1 and associated policies and actions, particularly 5.1.1.c. See Table 7-3 and Policy 7.1.2. The Land Use policies distinguish which type of development is desired in each center or corridor type. These policies will guide the development of requirements in the IDO for the design and quality of future development.	
421	Wolfley, Jolene	TRNA	8/2/16		What strategies need to be in place to make sure that parcels at interstate interchanges (I-25, I-40) -- which have the highest accessibility in the metro area -- are developed to have maximum benefit to Albuquerque? The Centers and Corridors Map lacks analysis of the strategic importance of the interstate system in the development of employment centers. Denver is an example where office buildings, transit stops, and parking structures are built at freeway interchanges. Albuquerque would do well to think of this now before all of the vacant land around freeway interchanges is built out in low density developments.	Most land surrounding interchanges is developed. Many interchanges are appropriate for more intense redevelopment and are mapped as Areas of Change. Other interchanges are close to established single-family neighborhoods and are mapped as Areas of Consistency accordingly to protect residential areas (see line 138). More guidance is needed from decision-makers to go beyond the language proposed in Policies 5.1.1.h and 8.1.5.b	

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422	Wolfley, Jolene	TRNA	8/2/16		How will 'smart cars' affect the need for transportation infrastructure? Smart cars give drivers information about congestion and give more opportunities to 'price' drivers for traveling on congested facilities. How do these technologies change the sentiment to "build our way out of congestion" with new facilities? The Transportation Element does not analyze how the change to smart cars could or should influence the type of transportation infrastructure to be built in Albuquerque.	See Line 215. The Comp Plan should be updated to reflect "smart cars" when they become a meaningful trend in the Albuquerque area in coordination with the regional transportation planning done in the MTP.	
423	Wolfley, Jolene	TRNA	8/2/16		What is the strategic vision for investing in transit? Albuquerque is pursuing ART on Central Ave. Albuquerque has also investigated a major BRT or light rail line from the Jefferson corridor to Volcano Heights? What measures can be taken to make sure those investments are maximized? What development would allow more users to locate near those stations? What development is appropriate given the neighborhood context around the 'station'? Are connecting bus lines and park-and-ride parking lots adequate to get users to BRT/light rail lines?	This Comp Plan update prioritizes four Premium Transit corridors for transit investment: Central Ave, Coors Blvd, University Blvd/Jefferson, and Unser/Paseo del Norte. See Policy 5.7.1 about prioritizing CIP investment to implement the Comp Plan. See Policy 5.1.10 for how to maximize investments, including 5.1.10.b about appropriate development near neighborhoods. Rio Metro has done a feasibility study for the latter and is beginning to work on a feasibility study for University corridor. These questions delve into more detail than the Comp Plan can address, and would be the appropriate level of detail for a Strategic Transit Plan, as recommended as Action 6.7.2.4.	

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424	Wolfley, Jolene	TRNA	8/2/16		What are the future roles of the Sunport and Double Eagle airport? How do those airports play into future economic development scenarios? How should land around the airport be planned/zoned so that airport expansions can occur without costly mitigation of airport noise? Should land around these airports be an "area of change"?	These questions delve into more detail than the Comp Plan can address, and would be the appropriate level of detail for an Airport Facility Plan, as recommended as an Implementation Action, and is underway by the Aviation Department. Airports are designated Areas of Change where it is safe to accommodate additional development. Runways at the Double Eagle airport are designated as Areas of Consistency. Land around the Sunport runways is designated as an Area of Consistency so that additional heights and density, which could threaten public health and safety, do not occur. See Actions 6.2.10.1 and 6.2.10.2.	
425	Wolfley, Jolene	TRNA	8/2/16		How can the jobs/housing imbalance be improved? How can the city attract base employment west of the Rio Grande? Will Volcano Heights and Mesa del Sol areas be able to attract base employment? When should full development rights be granted to Santolina? How will transportation investments incent development to occur in one location versus another?	See Goal 5.4 and description in Ch. 8 Economic Development on page 8-7 and Policies 8.1.5 and 8.3.3. As a 20 year Comp Plan, current projects are not addressed directly. The Santolina project will be appropriately addressed through the County development review and approval process. See Policies 5.3.1 and 5.3.2.	

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426	Wolfley, Jolene	TRNA	8/2/16		How will the shift of purchasing from 'brick and mortar' stores to internet purchases affect the layout of Albuquerque's commercial areas? How does other internet business affect office development (banks, etc.)? How does all this affect 'centers' and other commercial areas?	Retail trends are constantly evolving. The Comp Plan emphasizes mixed-use development, which is more adaptable to market changes and trends. See Policy 8.1.1 to encourage appropriate and flexible commercial areas. Regardless of their use, commercial areas should be designed for people, as emphasized in Land Use Development Form Table 7-3.	
427	Wolfley, Jolene	TRNA	8/2/16		What distinct policies can be written to protect many Albuquerque neighborhoods with rich cultural resources? Policy statements saying neighborhoods should be protected are inadequate protection when developers present new developments to the City that are contrary to neighborhood character.	See Line 162 and Goal 4.3. See Policy 5.2.2 in Land Use, Policy 7.3.2 in Urban Design, and Policy 11.2.3 in Heritage Conservation. Many of the proposed policies reflect existing adopted language from SDPs. Because existing Sector Plan language is not adequate to protect specific neighborhoods, the City is proposing developing improved policy language through the CPA Assessment process.	

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428	Wolfley, Jolene	TRNA	8/2/16		Many of Albuquerque's neighborhoods have housing stock that is deteriorating? What policies on neighborhood maintenance can slow or reverse this deterioration? What public/private investments can infuse new life into deteriorating neighborhoods?	Some of the economic development policies and programs are aimed at improving job opportunities and higher-wage jobs, which would enable property owners and residents to better maintain their property. See Policy 8.1.2. The housing chapter has policies that guide local government and non-profits in their efforts and programs to assist low-income individuals in their housing needs. See Policy 9.1.1 and associated actions and Policy 9.6.3 on incentives. Metropolitan Redevelopment Area Plans provide more details about investments. See also Appendix I.	
429	Wolfley, Jolene	TRNA	8/2/16		Are we losing excellent policy detail on the Westside if area and sector plans are replaced by this draft Comprehensive Plan? While it seems that many policies lifted from the sector plans would be useful in the Comprehensive Plan, it does not follow that the Comp Plan serves as a replacement for the sector and area plans. The sector and area plans on the Westside are full of context, history, vision, and detailed policies for that 'sector' or area.' Why remove existing sector/area plans and then require community assessments?	Community assessments are the City's response to unequal coverage of the city with sector plans and out of date plans that 'sit on a shelf.' This is a process for checking in with neighborhoods across the city, on a regular basis, to determine what has changed and what the current challenges and needs are. See Line 335.	

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430	Wolfley, Jolene	TRNA	8/2/16		TRNA thinks that there needs to be a clear path to utilize all the geographic related policy in the sector plans listed above for the Westside. We advocate that these Sector Plans be retained with this Comprehensive Plan. When and if the Community Planning Areas Assessments are begun, then staff can consider the sector plans and how to use that established policy in the Community Planning Area Assessments.	See Line 335.	
431	Wolfley, Jolene	TRNA	8/2/16		Recommend changes to policy in Reserve areas section of Land Use Chapter Policy 5.5.2 Reserve Areas: Allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban development areas as Rural unless such planned communities are developed. [BC]	See Line 196.	
432	Wolfley, Jolene	TRNA	8/2/16		Is there a community that has developed as a 'largely a self-sufficient community" in our area? This reserve policy anticipates the creation of something that might be unattainable. All communities, even master planned communities, would be tied to the economy, water, wastewater, and education system of the greater Albuquerque area.	See Line 196.	

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433	Wolfley, Jolene	TRNA	8/2/16		Base employment will locate based on regional location factors (transportation, land markets, raw materials, labor markets, etc.) not because of a demarcation of a 'planned community development.' The only jobs that could be guaranteed for a 'self-sufficient community' would be service jobs (retail, medical) that serve the residents of the planned community. Most other employment will cross various demographic and skills groups, and therefore, usually cross community boundaries.	See Line 196.	
434	Wolfley, Jolene	TRNA	8/2/16		Water and wastewater systems are regional and cross community boundaries. All planned communities will need to tie into the Albuquerque-Bernalillo County Water Authority. All wastewater systems would eventually be tied to the regional wastewater treatment and the Rio Grande.	See Line 196.	
435	Wolfley, Jolene	TRNA	8/2/16		A school system is generally the biggest tax burden for the community. Both capital to build schools and money to operate them year-after-year need to be considered. Would a planned community run its own school system?	See Lines 191, 196, and 408.	
436	Wolfley, Jolene	TRNA	8/2/16		Recommend reconsideration of density for the County Semi-Urban Areas. 5.5.4. c "Maintain overall gross density up to three dwelling units per acre, or as specified in County Sector Plans."	See Line 196.	

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437	Wolfley, Jolene	TRNA	8/2/16		The suitable density for the County--with rural development standards--is probably a gross density of one dwelling unit per acre. The County should remain specialized in rural development in those locations where rural development makes sense (Comp Plan identifies most of those areas). The County could then retain a clear set of policies and standards related to infrastructure and services for a rural	See Line 196.	
438	Wolfley, Jolene	TRNA	8/2/16		It would also make sense for the City to annex any development that is of a suburban or urban density. The City would retain a clear set of policies and standards related to infrastructure and services for an urban community.	See Lines 78 and 86.	
439	Wolfley, Jolene	TRNA	8/2/16		Recommend the Map of Areas of Change and Consistency be dropped from the Comp Plan and instead be used as a background study. (re: Policy 5.6.2)	See Lines 413 and 416.	
440	Wolfley, Jolene	TRNA	8/2/16		The Areas of Change and Consistency Map could have sweeping effects on property rights and rezoning potential. The above statement gives too much authority to a map that is a theoretical study and not vetted policy. Too little attention has been given to existing City policy on where growth should go (refer to area and sector plans and the Planned Growth Strategy).	See Lines 413 and 416.	

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441	Wolfley, Jolene	TRNA	8/2/16		The Comp Plan states that the criteria for areas of change are basically proximity to centers and corridors. Changes to land use in proximity to major transit oriented-centers makes sense because of high transportation accessibility. Encouraging change to land use in proximity to corridors would often not make sense. It could even prove counterproductive to the center concept.	See Lines 413 and 416.	
442	Wolfley, Jolene	TRNA	8/2/16		For example, the Westside Strategic Plan Update in early 2000s determined that there was an oversupply of vacant commercial land along Coors Boulevard and at planned 'centers.' City planners recommended removing some smaller centers. They also recommended removing certain quadrants of larger centers because there would be no pedestrian linkages across a heavily travelled arterial. The intent was to capture the commercial market where it would be most beneficial to true 'center' development and not have the commercial market spread all up and down Coors.	Updates to the Comp Plan in 2013 accomplished some of these recommended changes. Similarly, this Comp Plan update has changed the designation for some Centers from Major Activity Centers to a lower-intensity Employment or Activity Centers.	
443	Wolfley, Jolene	TRNA	8/2/16		Another consideration is how developers react to land markets and the price of land. If you make all the land along a corridor a potential change area, you will have developers seek out the lowest cost land for development and that will not usually be the land that is designated as a 'center.'	Policies for Centers vs. Corridors attempt to guide the appropriate scale and intensity of development.	

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444	Wolfley, Jolene	TRNA	8/2/16		People have already invested in commercial and residential properties based on existing plans and zoning. Many of the existing area and sector plans have thoughtful analysis and community dialogue about where “change” should occur. The proposed map would be very disruptive if it is not reconciled with existing policy.	See Lines 413 and 416.	
445	Wolfley, Jolene	TRNA	8/2/16		Designating ‘areas of consistency’ could also prove problematic. The infusion of new development is often needed as commercial and residential properties age. It may not be prudent to signal to the market that new development is discouraged in established areas.	New development can happen in Areas of Consistency, but it needs to protect and enhance the character of the surrounding area. See Policy 5.6.3 and associated sub-policies.	
446	Wolfley, Jolene	TRNA	8/2/16		In contrast, there should be more emphasis on discouraging development on undeveloped land (sprawl) outside the current infrastructure system. An example is the entire Paseo del Volcan Corridor and around Double Eagle Airport.	See Line 168.	
447	Wolfley, Jolene	TRNA	8/2/16		Recommend that the analysis of development absorbed by theoretical areas of change not be used to justify the policy for Areas of Change. Area of Change Methodology: “The analysis demonstrated that 92% of projected new housing and 97% of projected new employment between now and 2040 could be accommodated in Areas of Change.”	The language about the analysis is not intended to justify the policy. It is meant to analyze the feasibility of where development could reasonably be accommodated in Centers & Corridors.	

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448	Wolfley, Jolene	TRNA	8/2/16		This analysis is an interesting theoretical data point, but it is not analysis of market realities and existing development policies and entitlements. New economic-base employment will have a variety of factors at play when deciding where to locate. Those factors could overrule and conflict with a “Map of Change.”	See Lines 413 and 416.	
449	Wolfley, Jolene	TRNA	8/2/16		The market for housing is constantly evolving. Households are regularly making choices between the costs and benefits of denser housing compared to less dense housing. Since the Albuquerque Bernalillo marketplace has much affordable single family housing, it might mean the millennials tendency to urban living may not be quite as pronounced in Albuquerque as in other urban areas where single family homes are more costly.	Agreed. The Comp Plan emphasizes expanded housing options. It does not assume that all Millennials will want rental or urban living. See Lines 118 and 126.	
450	Wolfley, Jolene	TRNA	8/2/16		Recommend the Centers and Corridors Map not imply that all quadrants of an intersection will be the ‘Center.’	See Figure 5-5 for a parcel-based map of Center boundaries. This Comp Plan update does NOT change the boundary of existing Centers.	
451	Wolfley, Jolene	TRNA	8/2/16		Many communities have found that freeway interchanges and major arterials have only one to two quadrants that successfully develop as an urban center. The design of the street (width, number of lanes, speed, volume of cars) can make crossing the intersection hostile to pedestrians. The Draft Plan does refer to the importance of pedestrian linkages for the center. Therefore, there are many ‘centers’ where the focus should be on one or two quadrants of the intersection and not the entire intersection. Each Center should be reviewed to see what quadrants of the intersection should make up the “Center.”	See Line 450.	

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452	Wolfley, Jolene	TRNA	8/2/16		The Centers map shows an urban center at Coors and Montano. The WSSP amendments done in early 2000s determined that an urban center would not occur straddling two major arterials, i.e. Coors and Montano. It was determined that only the quadrants east of Coors would be the Community Activity Center. Development has been allowed to take place on the parcels in the west quadrants without the features of an urban center. The effort to create an urban center as this intersection is now focused on the east side of Coors, and, most particularly, at the vacant southeast corner of Coors and Montano.	See Line 450.	
453	Wolfley, Jolene	TRNA	8/2/16		This site has an approved site plan for subdivision with requirements for the development of an urban village. The mapping of 'centers' should account for the uniqueness of each 'center.'" (Note: The Plan says that Comp Plan boundaries for center were chosen over WSSP boundaries. It might be best to do the opposite based on past planner's work.)	See Line 450.	
454	Wolfley, Jolene	TRNA	8/2/16		Another example is Volcano Heights Sector Development Plan. The focus of the urban center is the northeast quadrant of the intersection of Unser and Paseo del Norte. The other quadrants could have some active uses, but the real "center or mini-downtown" for pedestrian activity is focused at the one quadrant.	See Line 450.	

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455	Wolfley, Jolene	TRNA	8/2/16		Freeway interchanges are particularly important to evaluate in terms of where pedestrian-oriented development will occur. It is also important to evaluate the local street network around that interchange quadrant to determine access suitability.	More information is needed about what language in the document needs to change.	
456	Wolfley, Jolene	TRNA	8/2/16		Recommend that you give more value to planning work completed over past decades before you replace that work and call for substantial new work that is not funded. Policy 4.2.1 "Use Community Planning Areas to.....organize planning efforts to identify distinct community character." Policy 4.3 missing Policy 4.3.9 Northwest Mesa CPA Policy 4.3.12 West Mesa CPA	The proposed CPA Assessment process is intended to use existing Long Range planning staff and resources. See Lines 162 and 412.	
457	Wolfley, Jolene	TRNA	8/2/16		It does not make good fiscal sense to deconstruct sector and area plans (that were funded by the taxpayers in the past) to then construct 'new' Community Planning Area Assessments. No funding for these assessments has been identified. TRNA advocates making the best use of existing plans which are already paid for by the public. We encourage the use of today's technology which can manage data efficiently. It can synthesize the multiple plans/policy statements affecting a parcel of land to help make existing plans easy for planning staff, developers, and the community to use.	See Line 456 above. In the recent past, updates to existing Sector Plans have failed in half the cases for a variety of reasons, wasting staff time, public resources, and community time and goodwill. Many Sector Plans have never been updated. Resources to update them, as well as to create them for the half of Albuquerque that does not have them, would be much more significant than an ongoing CPA Assessment process, which is intended to be conducted by existing Long Range staff. In addition, there are not sufficient resources to keep these documents up to date when they are updated.	

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458	Wolfley, Jolene	TRNA	8/2/16		The Taylor Ranch Neighborhood is over 35 years old and one of the most active neighborhood associations in the City. TRNA thinks it will harm our community to be split at Montano and be divided into two CPAs. Please rethink the boundaries of these CPAs on the Westside. A better division is Western Trail.		Staff will consider this boundary change for Figure 4-2 on page 4-17 to be considered by City Council.
459	Wolfley, Jolene	TRNA	8/2/16		The Comprehensive Plan is a monumental undertaking and we thank staff for their hard work. We ask the Environmental Planning Commission, to take their time to identify all the improvements that are still needed in the Comprehensive Plan now before them before sending it to the City Council.	See lines 69 and 127.	
460	VerEcke, Catherine		8/2/16		This letter is to acknowledge Bernalillo County's participation in and support of the Comprehensive Plan update that is currently in the City's hearing process.	Agreed.	
461	Wetsch, Austin	Bike ABQ	8/2/16		BikeABQ and its members would like to voice our support with considerations for the approval of the ABC to Z project as it relates to bike lanes/paths listed in the plan. BikeABQ supports continuing to develop a more multi-use friendly roadway infrastructure throughout the city. BikeABQ wants to point out that there are certain proposed projects in various neighborhoods that will need re-working and we hope you will listen closely to those who use these roadways and their suggestions about how to better improve the plan.	Agreed.	
<p align="center">End of submissions before August 2 Deadline for inclusion in EPC Documents.</p> <p>Below are comments drawn from public testimony at the August 4 EPC hearing. These comments have been paraphrased by staff to communicate requests for changes and may not include all comments made.</p>							

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462	Wible, Jim	CARNM	8/4/16		Strengthen connection between CIP and Comp Plan in order to prioritize public investment in Centers and Corridors to incentivize development in these areas.	See lines 37 and 104.	
463	Mexal, Catherine	HNA	8/4/16		Read letter previously received from Historic Neighborhood Alliance.	See lines 79-84.	
464	Anderson, Lynne	NAIOP	8/4/16		Support for Comp Plan and CPA Assessment proposal.	Agreed.	
465	Murphy, Kim		8/4/16		Change designation of UNM south campus to an Employment Center.		See Line 400.
466	Murphy, Kim		8/4/16		Albuquerque Academy - designate as Area of Change.		See Line 399.
467	Houd, Kristi		8/4/16		What will happen with Sector Development Plans and how will the City be protected when development adversely impacts residents?	See line 75.	
468	Houd, Kristi		8/4/16		Requested that ABC-Z Team contact the ABQ Housing Authority for review and comment.	Project Team will reach out and attempt to get comment before LUPZ.	
469	Naranjo-Lopez, Loretta	Martineztown Working	8/4/16		IDO should be reviewed simultaneously with the Comp Plan.	See lines 130 and 344.	
470	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16		Retain Sector Development Plans. Incorporate the proposed 2010 version of the Martineztown-Santa Barbara Sector Development Plan.	An update to the Martineztown-Santa Barbara Sector Plan was developed and considered by EPC in 2010. It was not considered by Council and so was never adopted. The ABC-Z Project is reflecting adopted plans in the Comp Plan and the IDO. See Lines 75, 335, and 339.	

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471	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16		Add "preservation" to policy in Heritage Conservation.	See Goal 4.1.	On page 11-23, Goal 11.2, revise language to read "Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity." Add Policy 11.2.2.a: "Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment."
472	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16		Keep R-270-1980 and Neighborhood Recognition Ordinance O-92. Keep Martineztown-Santa Barbara boundary in the Comp Plan and IDO.	These comments related to the IDO portion of the project. R-270-1980 relates to criteria for zone changes and will be rolled into the IDO. O-92 relates to the establishment of recognized neighborhood associations and is being rolled into the IDO. The Martineztown-Santa Barbara boundary (MSB) appears in the Comp Plan in Appendix I as an adopted Metropolitan Planning Area. The existing policies from the MSB Sector Plan [see lines 482-484] have been incorporated into the Comp Plan but are not specific to MSB and therefore do not warrant being mapped separately. The CPA process will identify and map special places in each CPA and will provide an opportunity to highlight MSB within the Central Albuquerque CPA.	

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473	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16		We want Martineztown to have a Historic Designation, be shown as an Area of Consistency, and to fix zoning discrepancies. We want R-1 zoning for single-family homes.	The process to be designated as a Historic District is separate from the Comp Plan. Martineztown Working Group has consulted with the City's Historic Preservation planner about the process. Single-family homes within this area are mapped as Areas of Consistency. See Appendix L for the methodology to create this map. Zoning is not established in the Comp Plan. This comment relates to the IDO portion of the project, which attempt to match existing zoning entitlements, not existing land uses. The Planning Department has discussed with the Martineztown Working Group the need to address discrepancies between existing zoning and existing land uses after the ABC-Z project is complete.	
474	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16	4-31	Policy 4.1.4.c: Disagrees with policy encouraging transformative change in areas desiring revitalization.	The policy refers to communities that express a desire to revitalize. This could be accomplished through a Metropolitan Redevelopment Plan or through the CPA process.	On page 4-31, Policy 4.1.4.c, revise to read a follows: Encourage transformative change in neighborhoods expressing the desire for revitalization."
475	Naranjo-Lopez, Loretta	Martineztown Working Group	8/4/16		Martineztown Working Group - Martineztown residents don't want to be a Center.	See Figure 5-5 on page 5-15. Martineztown-Santa Barbara is not included within the boundary of the Downtown Center or any other center.	
476	Moye, Laurie	PNM	8/4/16		The 2010 Electric Facility plan is not changing - need to make sure there is not conflict between this Rank 2 Plan and the Comp Plan.		Review the draft Comp Plan to ensure there is no conflict with the 2010 Electric Facility Plan.

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477	Moye, Laurie	PNM	8/4/16		Locations along Interstate highways - are these view corridors or cultural landscapes?		See Line 52. Language is proposed to change the Action to: "designate view corridors and adopt site development standards and/or view protection overlays for..." The standards would be developed and adopted for the IDO.
478	Moye, Laurie	PNM	8/4/16		Policy 7.6.3 - why weren't changes made?		On page 7-26, Policy 7.6.3.b, revise text to read "Minimize disturbance to environmentally such as Major Public Open Space, cultural landscapes, and designated view corridors and minimize visual impact of utilities with careful siting and design."
479	Moye, Laurie	PNM	8/4/16	11-25	11.3.1 - explain sub-area		On page 11-25, Goal 11.3, revise the text, "and sub-areas" to "cultural landscapes and view corridors." In Policy 11.3.1 and associated sub-policies, revise language related to views for consistent reference to "view corridors."
480	Moye, Laurie	PNM	8/4/16		List Scenic Views		See Line 52.
481	Moye, Laurie	PNM	8/4/16		Action under Policy 7.3.2 and # 157 on page 14-35 direct City to develop design standards for utility enclosures. It is necessary to define and list these standards because of safety and security constraints.		On page 7-20, Action 7.3.2.1, revise text to read: "Develop design standards for lighting, utility enclosures compatible with safety codes, walls, and landscape design that create a high-quality built environment with lasting character that draws on regional styles and traditions."
482	Moye, Laurie	PNM	8/4/16		Need more analysis is to why certain policies were elevated from SDPs into the Comp Plan elements and who gets to make decisions.	See lines 75, 335, and 427.	

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483	Moye, Laurie	PNM	8/4/16	8-11, 8-12	Comparison to Portland, OR in Chapter 8 does not serve the city and could drive residents away. Strike paragraph on p. 8-11 and Figure 8-4 on p. 8-12.	See Line 54.	
484	Moye, Laurie	PNM	8/4/16	5-38	Remove the use of the term LULU in policy 5.3.6. It just gives people the opportunity to oppose important projects. A hospital could be considered a LULU.	While the term Locally Unwanted Land Uses may raise red flags for some people, it is descriptive of the concept being addressed in this policy. Staff needs direction from decision-makers if the term needs to be replaced.	See Line 194. On page 5-38, Policy 5.3.6, revise text to read: "Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitably, and evenly, and work to minimize their impacts on surrounding areas through policies, regulations, and enforcement."
485	Horvath, Rene'	TRNA	8/4/16		Coors as Premium Transit Corridor is problematic and not reflective of the Coors Corridor Plan - tall buildings, urban style, transit, multifamily, balconies, etc. doesn't work for Coors.	See line 346. Policy 5.1.10.a and 5.1.10.c). View Protection policies are preserved in the Comp Plan (Policy 11.3.1.d and associated Action 11.3.1.1) and the regulations are preserved in the IDO and would continue to apply to the Premium Transit Corridor in the future.	
486	Horvath, Rene'	TRNA	8/5/16		Concern about consolidation of policies from Sector Development Plans into the Comp Plan and a loss of detail related to specific areas.	See lines 75, 335, and 427.	
487	Hoffman, James		8/4/16		Echo comment #37 (Maida Rubin, MRCOG) and John Edwards (at the hearing) about better coordination between CIP and Comp Plan in order to implement the vision. Capital Prioritization is vital to the success of the Comp Plan.	See lines 37 and 104.	

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488	Barlow, Marianne	La Luz Landowner s Association	8/4/16		This is an amazing document, but a bit long.	See line 128.	
489	Barlow, Marianne	La Luz Landowner s Association	8/4/16		Skeptical of designating Coors for Premium Transit because of existing design, use, and proximity to the Bosque - it seems that no public input has been involved in this change. Instead of ripping up an existing road, City should work with residents to designate and build up a new N-S road to be appropriate for transit.	See line 485.	
490	Barlow, Marianne	La Luz Landowner s Association	8/4/16		Bosque and Rio Grande are special places that need to be protected.	Agreed. See Policy 6.8.1 and associated subpolicies.	
491	Simbana, Francisco		8/4/16		Martineztown doesn't want to see any City imposition or efforts to change the way things are - leave us alone.	Through State and City law, the City has the duty to plan for the development and conservation within its limits and to protect the health, safety, and general welfare of all residents (see page 1-6 Section 1.4). This Comp Plan provides the policies to preserve the character and identity of residential neighborhoods (see Chapter 4, Figure 5-7 on p. 5-25, and Chapter 11). Other residents of Martineztown have asked the City for additional planning and regulatory changes. Additional conversations with the community will be an important part of the CPA process.	
492	Simbana, Francisco		8/4/16		Martineztown desires historic designation and protection of our historic character.	See Line 473.	

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493	Worrall, Jerry	WSCONA	8/4/16		Don't make a decision on the Comp Plan until the IDO is complete.	See lines 130 and 344.	
494	Worrall, Jerry	WSCONA	8/4/16		Existing plans have served us well and can be amended to reflect changing technologies and needs.	See lines 82, 335, 339, 429, and 457.	
495	Worrall, Jerry	WSCONA	8/4/16		We need more time to read and respond to such a large document.	See lines 69 and 127.	
496	Ransom, John		8/4/16		General support for Comp Plan project - it is important for our community.	Agreed.	
497	Wood, David		8/4/16		Concern about new zoning structure and process.	These comments related to the IDO portion of the project.	
498	Edward, John		8/4/16		River crossings are a problem - we need to address this issue and commit resources to get jobs and services to the West Side.	See line 425.	
499	Edward, John		8/4/16		What will be the driving force for making amendments to the Comp Plan and what are the measurements we will use to say whether it is working or failing?	See lines 152, 162, 306, and 415.	
500	Wolfley, Jolene	TRNA	8/4/16		All Sector Plans were not created equal - WSSP, Volcano Plans, Coors Corridor Plan, etc. have been updated. Some of the policies have been made weaker and more generic when moved into the Comp Plan.	See lines 82, 335, 339, 429, and 457.	
501	Wolfley, Jolene	TRNA	8/4/16		Protect Bosque and Petroglyph National Monument.	See policies 10.3.5, 11.3.3, and 13.4.4.a. See also lines 360, 372, and 390.	
502	Wolfley, Jolene	TRNA	8/4/16		I have looked at the IDO and don't see the policies. We need to see the Comp Plan and IDO together.	See lines 130 and 344.	

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503	Wolfley, Jolene	TRNA	8/4/16		SDPs should remain until the City is ready to do CPA assessments so that we can see what moves into those assessments. There is not a funded plan in place to complete those assessments, so it is not clear how they will be completed or what they will entail, or that the cycle will continue into the future.	See line 456.	
504	Wolfley, Jolene	TRNA	8/4/16		Areas of Stability and Change - where were these used and what was the impact? Need to analyze the market impact. The Planned Growth Strategy did this, but the City dropped the ball and hasn't reconciled old work with new work.	At the hearing, the project team provided additional information about use of Areas of Change and Consistency in other cities. See lines 416 and 417.	
505	Wolfley, Jolene	TRNA	8/4/16		Areas of Change and Stability are presumptuous and should not be included in a Policy document - in 5 years, a particular Center or neighborhood may want to change.	See lines 119 and 417.	
506	Wolfley, Jolene	TRNA	8/4/16		Keep SU-1 zoning along Bosque and Monument to allow for a collaborative decision-making process between property owners, neighborhood, and EPC.	This comment refers to the IDO portion of this project. See line 501.	
507	Hines, Loren	OSAB	8/4/16		Emphasize general support for the plan and look forward to working with staff to protect, enhance, and increase the Open Space system	Agreed.	
508	Hines, Loren	OSAB	8/4/16		Consider OSAB comments.	See lines 59-65.	
509	Hines, Loren	OSAB	8/4/16		Support single-loaded streets adjacent to Open Space.	Agree. See Policies 6.8.1.c, 11.3.1.e, 11.3.4.g	
510	Fishman, Jackie		8/4/16		Make sure that sector plan policies (specifically Los Duranes and Rio Grande Blvd) are integrated into the Comp Plan so the character and history of neighborhoods is not lost.	See line 335. More information is needed about where in the document language should be changed.	
511	Fishman, Jackie		8/4/16		How will senior housing be addressed? In the past we have done SU-1 plans and I'm curious how this will be addressed.	This comment refers to the IDO portion of this project. For policy guidance, see policies 9.1.1.e and 9.1.1.f	

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512	Fishman, Jackie		8/4/16		Implementation component of the Comp Plan is critical.	Agreed. See chapter 14 for a description of the process for implementing the Comp Plan. See also lines 152, 162, 306, and 415.	
513	Kimbrough, Doyle		8/4/16		SDPs were a bottom-up process, while the fundamental flaw of this process is that it is top-down.	See Appendix A for a detailed overview of the public engagement process. See lines 69, 79 and 339.	
514	Kimbrough, Doyle		8/4/16		Too much burden on residents to make sure their policies were pulled in.	Staff has worked to track policies from the current Comp Plan and Sector Development and Area Plans in a transparent way through the Policy Matrix and chapter footnotes to facilitate public review. See line 335.	
515	Kimbrough, Doyle		8/4/16		Character Protection Overlay along Rio Grande - protections are missing.	This comment refers to the IDO portion of this project.	
516	Adams, Kathy	La Luz Landowner s/WS Coalition	8/4/16		Coors as Premium Transit - already a transit corridor and not enough room to expand the roadway for additional transit, while also preserving bike lanes and bus lanes.	See lines 343, 346, and 423.	
517	Adams, Kathy	La Luz Landowner s/WS Coalition	8/4/16		Requesting a comprehensive traffic study of Coors before Premium Transit designation to understand the unique challenges and strengths of Coors.	An extensive multi-agency traffic study of Coors that analyzed alternatives and recommended premium transit as the preferred alternative to address the challenges along Coors. was initiated in 2010 and issued in 2014 to inform the Coors Corridor Plan Update. See lines 343, 346, and 423.	
518	Neff, Peggy		8/4/16		Include list/map of Neighborhood Associations in Ch. 4.		Include a list and map of current recognized City and County Neighborhood Associations, with a brief description of how these associations work to a new Appendix K.

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519	Neff, Peggy		8/4/16		Strategy and plan for CPA process needs to be more clear and would like to see a sample of what it would look like. How will voices be represented in the process and how will assessments weigh different perspectives?	The CPA Assessments will provide data and analysis of existing conditions and community priorities. See Appendix D for a more detailed discussion of the assessment process and a sample outline of the assessment report. See also lines 162, 211, 412, and 456.	On page 4-15, at the end of the first paragraph, add a cross reference to Appendix D for more detailed description of the CPA process.
520	Neff, Peggy		8/4/16		Urban vs. Community - "Urban" could easily be replaced throughout the document with "Community." For example, Section 4.1.2.2 "Guiding Future Growth" could be "Guiding Future Growth and Preserving Integrity of Community."	In many cases "urban" is used to describe urban areas and development context (see discussion starting on page 7-5). The Comp Plan intentionally uses the term to describe urban built environments.	Staff will review the Comp Plan to identify potential appropriate changes based on the comment to replace the word "urban" throughout the Comp Plan with the word "Community."
<p align="center">End of public testimony from the August 4 EPC hearing.</p> <p align="center">Below are comments drawn from public testimony at the August 25 EPC hearing. These comments have been paraphrased by staff to communicate requests for changes and may not include all comments made.</p>							
521	Prudhomme, Michael	District 4 Coalition	8/25/16		Appreciate the addition of the map of neighborhood associations as a snapshot in time.	Agreed.	
522	Prudhomme, Michael	District 4 Coalition	8/25/16	4-17	Concern with separation of the CPAs 'P' and 'Q' - is P so distinct from Q that they should be different?		On page 4-17, Figure 4-2, staff will consider this boundary change to be considered by City Council. See also Line 458.
523	Prudhomme, Michael	District 4 Coalition	8/25/16		District 4 Coalition would prefer to be able to vote on the whole project at once.	See lines 130 and 344.	
524	Moye, Laurie	PNM	8/25/16		It's not perfect and probably never will be, but PNM appreciates the changes that have been made in response to comments and generally supports the Comp Plan as a living document.	Agreed.	

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525	Siegel, Jonathan		8/25/16		The Economic Development chapter (Ch. 8) is inappropriate to include in a land use/transportation policy document and should be removed. Certain elements from that chapter, like addressing the jobs-housing imbalance, should be incorporated into other chapters.	The existing Comp Plan has an Economic Development chapter, and this update carries that forward. Resolution 14-46 directs the Comp Plan update to reflect a community vision that emphasizes a healthy economy. Staff would need direction from decision-makers to remove or significantly modify this chapter.	
526	Siegel, Jonathan		8/25/16		I support infill development - piecemeal projects at the fringe should not be allowed to happen. Many of the Econ Dev policies could be used to support development at the fringe.	See Line 168.	
527	Siegel, Jonathan		8/25/16		Too many pictures, graphics, and fluff - should cut it to what it is - a policy document.	Pictures and graphics are in the narratives to illustrate the concepts and make the Comp Plan more accessible to a range of readers, as well as to reflect the unique characteristics of the metro area. Goals, Policies & Actions sections are limited to text. More information is needed to identify pictures and graphics that are superfluous and should be removed.	

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528	Siegel, Jonathan		8/25/16		Need to focus on managing healthy land uses, natural resources, renewable energy, and water.	<p>The Sustainability Guiding Principle is woven throughout the Comp Plan to bring attention to our natural resources in each Comp Plan Element.</p> <p>Each Chapter contains policies that encourage development that preserves and enhances the natural environment, while conserving natural resources, as appropriate to that topic area (e.g. transportation, housing, urban design, etc.). The Heritage Conservation and Resiliency & Sustainability chapters place additional emphasis on protecting natural features and resources.</p>	
529	Mexal, Catherine		8/25/16		Rezoning in Wells Park that is proposed by the zoning conversion allows higher density housing and would allow group homes and bail bonds into the neighborhood, which are not appropriate in this largely single-family area.	<p>This comment refers to the IDO portion of the project. The revised zoning conversion reflected on the Conversion Map reflects the R-T uses that the existing Sector Development Plan currently allows in this area. The name of this zone, which refers to single family, is misleading. Staff has met with neighborhood leaders about their existing zoning entitlements, but we are happy to meet again.</p>	

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530	Mexal, Catherine		8/25/16		The Comp Plan update equates economic development with equity, but provides no real paths to equity.	We agree that Comp Plan policies alone cannot create equity. This update introduces equity as a Guiding Principle, woven throughout each chapter, not just the Economic Development chapter. Many policies provide paths toward equity. This update also proposes a process to track progress toward equity over time. Clearly, no Plan can make equity happen automatically. Implementation efforts and commitment from decision-makers will be needed after the Comp Plan update. See Policies 5.3.6, Goal 6.5 and associated policies, Policy 9.4.3, Policy 12.2.1 and associated subpolicies, and Policy 12.3.1 and associated subpolicies.	
531	Mexal, Catherine		8/25/16		The Comp Plan does not adequately address potential impacts of denser infill on surrounding neighbors (e.g. offsite drainage impacts).	Staff believes existing policies adequately address this issue. See See Policies 4.1.2, 5.1.3.g, 5.1.8.b, 5.1.10.b, 5.2.1.d, 5.2.1.e, 5.2.1.f, 5.2.2, 5.6.2.f, 5.6.3+accompanying subpolicies, 5.6.4, 7.3.2+accompanying subpolicies, 7.3.4+accompanying subpolicies. More information is needed about what changes might be needed in these proposed policies. See also Lines 119 and 445. Drainage and engineering standards will also be addressed as we update the Development Process Manual in a companion effort of the ABC-Z project.	

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532	Mexal, Catherine		8/25/16		The redevelopment and infill that was promised by past planning documents and processes has not materialized.	Planning documents (Comp Plan or SDPs) are visions, not promises. There is no guarantee we will achieve the vision, but the updated Comp Plan gives the community a shared target to work toward; goals, policies, and actions to guide decision-makers and staff; and a tracking process that can gauge progress over time. The City's proposed Community Assessment Process is intended to provide an ongoing link between neighborhoods and staff to replace the plan-it-once-and-hope-for-the-best approach of the Sector Development Plans.	
533	Gallagher, Pat	La Luz Landowner s Association	8/25/16		You should not approve the plan without knowing how it will be implemented. The Comp Plan approval should be considered concurrently with the IDO.	Staff believes Ch. 14 provides adequate guidance about how the Comp Plan should be implemented. See lines 130, 344, and 532. The entire draft IDO is now available online and in ABC Libraries, so that the public can review both documents together.	
534	Gallagher, Pat	La Luz Landowner s Association	8/25/16		I have looked at the IDO, and we are losing setback protections and view regulations. The draft IDO contains a truncated version of the CCP, with a footnote that it may be revised further and we worry that this means we will lose protections.	This comment refers to the IDO portion of the project. Staff has met with several West Side neighbors about their concerns and will continue to work with them to ensure that existing protections are carried over into the IDO.	
535	Gallagher, Pat	La Luz Landowner s Association	8/25/16		Policies and actions in the Comp Plan update about view protections are too vague.	See Action 11.3.1.1. The specificity about how to protect views is in the draft IDO.	See lines 52 and 477.

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536	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		Recommend denial of the plan.	<p>Almost all of the existing Comp Plan goals and policies are reflected in this update. The proposed Plan provides updated information in the narratives of each chapter, expands the focus on neighborhoods into a separate chapter on Community Identity, expands the focus on cultural and historical heritage into a separate chapter on Heritage Preservation, and introduces a new chapter on Resilience & Sustainability. It adds Guiding Principles that reflect the community values discussed through the public engagement on this update process by both city and county residents. Updated goals and policies provide better direction to decision-makers and staff. An updated Implementation chapter provides a better path to achieve the community vision. All of these represent significant improvements over the existing Comp Plan and stand on their own merits. The ultimate fate of sector development plans should not negate the progress that this Comp Plan update could represent for our community.</p>	
	Naranjo-Lopez, Loretta (cont'd)	MWG/ HNA	8/26/16			<p>Further, this update covers all of unincorporated Bernalillo County, as well as Albuquerque. It should be fully considered by both the City and County to determine if it appropriately addresses both community-wide and area-specific issues and concerns.</p>	

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537	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		Community assessments should happen first and influence the Comp Plan, not after.	This Comp Plan update incorporates policy language from adopted area and sector development plans, which are each the result of vigorous community engagement efforts. Other updates in the proposed Plan are the result of public engagement through the ABC-Z effort, including over 80 meetings with over 1,700 participants. CPA assessments will influence the future updates to the Comp Plan and will help monitor implementation of adopted policies. Those policies need to be adopted first to track their effectiveness.	
538	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		Martineztown/Santa Barbara was an agrarian community, not a railroad ward.		On page 4-8, replace Figure 4-1 with a map showing expansion of the city over time to better illustrate the growth of the city and areas of influence of the different eras. Clarify in the text on pages 4-6 through 4-12 (Historic Eras & Patterns) that these patterns are not mutually exclusive and many parts of the city and county have been influenced by multiple eras.

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539	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		How is MSB protected by this plan? How do the residents benefit? Despite the MRA and other planning efforts, the area has continued to suffer from decline.	The existing Martineztown-Santa Barbara SDP has very limited policy statements, which are all included in this Comp Plan update. This update strengthens policy protection by bringing together policies from other SDPs for other historic neighborhoods that can be applied to address a wider range of issues, many of which are shared by MSB. An expanded, separate chapter on Community Identity emphasizes the importance of our diverse neighborhoods and special places. Revised goals and policies in Ch. 4 provide more policy protections than currently exist in the Comp Plan or in any single SDP. See also line 530.	

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540	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		Remove MSB from the Central ABQ CPA.	<p>The CPAs are intended to include multiple neighborhoods that generally share the same geographic area and many of the same challenges, while recognizing that neighborhoods are distinct, and that this distinctness is both a community value and a community asset. As noted in former testimony, many of the historic neighborhoods (often referred to as the "Pocket of Poverty" neighborhoods) are part of the Central ABQ community planning area. They share history and geography, and they also share many issues and opportunities, as indicated by the Historic Neighborhood Alliance. The updated Comp Plan and the CPA assessment process recognize the distinct identity of individual neighborhoods. The interaction and/or relationship between individual neighborhoods, like MSB, and the surrounding area is important when planning for the City, CPAs, and specific neighborhoods. See line 491. See also lines 79-84 for the letter from the Historic Neighborhood Alliance, which was read into the record by the commenter as indicated in line 463. See also line 518.</p>	

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541	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		Mountain should be a local road, not a collector.	Comp Plan does not designate local or collector streets. Those designations are established through the regional MTP. Comp Plan Corridors reflect the current Comp Plan and the MTP designations.	
542	Naranjo-Lopez, Loretta	MWG/ HNA	8/25/16		The Comp Plan update does not represent adequate resident input. It just streamlines process for development.	See lines 79 and 537. The purpose of policies about the development process is to improve the quality of development and reinvestment in our area, to increase predictability for all stakeholders, and to improve the consistency of decision-making over time. See lines 136, 181, 211.	
543	Patterson, Candy	Laurelwood NA	8/25/16		New language proposed in condition 8.E.ix ("discourage") is not strong enough. The Comp Plan should do more than discourage development where schools are crowded. Should use "not allow ... until overcrowding is resolved."	See line 408 for suggested change. The requested language is more appropriate as regulatory language. "Discourage" is appropriate policy language to guide discretionary decisions. Staff needs direction from decision-makers to go beyond proposed language, which has been strengthened from current adopted language (which is to "consider").	
544	Patterson, Candy	Laurelwood NA	8/25/16		Education is a matter of equity, and we need a better educated work force for economic development.	Agreed. See policies 8.1.2.e, 8.2.5, 12.3.7, and 12.3.8 and associated sub-policies.	
545	Deichsel, Susan	DNA Projects Committee, Urban ABQ	8/25/16		Comp Plan draft is coming along well. I support the enhancement of Centers & Corridors vision and support folding SDPs into the Comp Plan. I want to share the good work done on our SDP with the rest of the city.	Agreed.	

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546	Deichsel, Susan	DNA Projects Committee, Urban ABQ	8/25/16		Public outreach and varied meeting times and locations have been good.	Agreed.	
547	Vigil, Angela	HNA/MWG / Santa Barbara	8/25/16		Martineztown should stay as is: single family, small adobe homes. We do not want multi-story, new building materials, and density.	Comp Plan designates single-family residential zones AND uses as Areas of Consistency. MSB single-family neighborhoods are reflected in Areas of Consistency. Other areas of MSB that are not single-family, residential neighborhoods, are shown in Areas of Change. See Figure 5-7. See Policies 4.1.2, 4.1.4, 5.6.3, and 5.6.3.b for neighborhood character protections. Building height, density, and façade design elements are more appropriately addressed in the IDO. Building materials are regulated by the International Building Code. See also line 540.	
548	Vigil, Angela	HNA/MWG / Santa Barbara	8/25/16		I have attended many meetings, and no one listens to our needs and desires for our community.	The Project Team has met with the MWG and other MSB stakeholders on several occasions in addition to the scheduled public meetings. Many of the requests that have not been accommodated have either been associated with the IDO portion of this project or fallen beyond the scope of the ABC-Z project. Staff have addressed issues that are within the scope of the Comp Plan update. See also lines 473 and 547.	
549	Fishman, Jackie	Consensus Planning	8/25/16		The proposed guiding principles and the focus on context-sensitive design are good.	Agreed.	

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550	Fishman, Jackie	Consensus Planning	8/25/16		I appreciate the incorporation of policies from SDPs.	Agreed.	
551	Fishman, Jackie	Consensus Planning	8/25/16		The structure is improved over the existing Comp Plan.	Agreed.	
552	Fishman, Jackie	Consensus Planning	8/25/16		Agree somewhat with Jonathan Siegel that there is are too many pictures and graphics.	See line 527.	
553	Fishman, Jackie	Consensus Planning	8/25/16		There are different levels of completion of the Comp Plan chapters. Ch. 6 (Transportation) in particular is lacking. This is not a finished plan and needs more work before a decision can be made.	More information is needed about what language in the document needs to change. See line 127.	
554	Fishman, Jackie	Consensus Planning	8/25/16		I was confused by the lettered sub-policies under the main policies. Some read like actions. The Comp Plan does not describe what they are.		Include a brief note on the first page of each Comp Plan Element's Goals, Policies & Actions section describing the organization of policies, sub-policies, and actions.
555	Fishman, Jackie	Consensus Planning	8/25/16		The treatment of policies is uneven: some have no sub-policies or actions while others have many.	This variation is due in part to whether SDP policies were brought in as subpolicies intended to provide more specificity, or as standalone policies to be applied across the metro area. Also, elements of some policies need to be applied independently, which led to breaking up multi-part policies into sub-policies as part of the Comp Plan update process. More information is needed about which policies need additional sub-policies or actions.	See Condition 9.

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556	Fishman, Jackie	Consensus Planning	8/25/16		Many of the actions are too vague and not measurable.	Some Actions were brought in from the Comp Plan "Possible Techniques" for implementation. Other Actions come from SDP policies that represent a discrete action (as opposed to a policy that guides decision-making over time). The Action Matrix in the Implementation Chapter is meant to facilitate measurement and tracking over time. More information is needed about which Actions are inadequate.	
557	Fishman, Jackie	Consensus Planning	8/25/16		I am concerned with the term "Locally Unwanted Land Uses." I recommend using "Sensitive Adjacent Land Uses" or something else instead. You should strengthen the accompanying Actions and include bail bonds in the list of this type of use.	See line 484 regarding the use of the term "Locally Unwanted Land Uses." Staff intends to remove the list after "such as" in Policy 5.3.6 as an editorial change because it was too narrow and may prove misleading to list some, but not all. See line 194.	On page 5-38, Policy 5.3.6, staff will consider additional actions that may be appropriate to make this policy clearer and more effective.
558	Fishman, Jackie	Consensus Planning	8/25/16		CPA assessments may be too ambitious in the proposed time frame. Why not bring narratives into the Comp Plan update now?	See lines 456 and 457. Only about half of the city is covered by a sector or area plan, which would result in more uneven coverage in the CPA narratives if that content were brought in.	On page 4-34, add an action to a new Policy 4.3.1 as follows: "Incorporate narratives of adopted SDPs into the CPA assessments." See line 162/Condition 8.D.viii.
559	Ganaway, Erin	Consensus Planning	8/25/16		Implementation strategy for addressing the jobs-housing balance is insufficient, especially for the West Side.	More information is needed about what language in the document needs to change. Regulatory actions to improve the jobs/housing balance will be part of the IDO discussion.	

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560	Ganaway, Erin	Consensus Planning	8/25/16		Would like to see more about how the City and County will work together to implement the Comp Plan, regarding development on the West Side in particular.	This effort engaged City and County staff and residents to draft Goals, Policies, and Actions. It represents a shared vision of the future for both the City and the County and shared approaches to accommodating future growth. It will be up to both City and County decision-makers working with the public to ensure coordination and implement the goals and policies. See Implementation Strategies 2.1 and 3.4. See lines 415 and 532.	
561	Ganaway, Erin	Consensus Planning	8/25/16		Include the recent MRCOG analysis of Paseo del Volcan.	The results of this study are reflected in MRCOG's MTP, which influenced the Comp Plan. Paseo del Volcan is included in the Centers & Corridors map consistent with the 2040 MTP. More information is needed about what needs to change in the Comp Plan as the result of this analysis.	

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562	Horvath, Rene'	TRNA	8/25/16		Coors Corridor Plan represents residents' perspectives and desires. Incorporating and spreading them across the Comp Plan update weakens their usefulness.	Policies from the CCP are strengthened when applied across the City and County because they reflect the similar perspectives and desires of residents from other areas to protect views and natural resources. Staff recognizes that the Comp Plan update represents a significant change from the existing policy framework, which may take time to understand and gain a working knowledge of how policies will be applied. Staff believes this effort will be worth it, when there is one policy document to refer to for guidance on development in Albuquerque. See lines 335, 339, and 429.	
563	Horvath, Rene'	TRNA	8/25/16		I disagree with the designation of Coors as a Premium Transit Corridor. Coors is a limited access major arterial designed for car traffic. We support transit along Coors, but the density involved with Premium Transit designation is not appropriate and will impact views. More appropriate would be additional Park and Rides along Coors.	The Major Transit designation and associated policies in the existing Comp Plan for increased density apply along the entire Corridor, whereas the updated policies for Transit Corridors focus intensity and density in limited areas around station locations. Major and Premium Transit designations are consistent with the existing Comp Plan and MTP designations. See lines 346, 350, and 409.	
564	Horvath, Rene'	TRNA	8/25/16		The plan is not ready. The process has been too rushed.	See lines 69 and 127.	
565	Lopez, Elvira	APS	8/25/16		APS supports the language in proposed Condition 8.E.ix, including the addition of APS in Appendix D.	Agreed.	

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566	Lopez, Elvira	APS	8/25/16		APS participates in the process currently and submits comments on zone change requests regarding increased residential, especially on the West Side where schools are over capacity. Development in these areas and the associated overcrowding in schools presents a significant financial burden on APS that they cannot keep up with and increased use of portables and bussing can negatively impact the learning environment as well as traffic around schools.	Agreed.	
567	Lopez, Elvira	APS	8/25/16		The APS district as a whole is losing enrollment, except on the West Side, representing a population shift.	Agreed.	
568	Lopez, Elvira	APS	8/25/16		APS supports policies and actions that promote increased coordination between City/County and APS.	Agreed.	
569	Lopez, Elvira	APS	8/25/16		APS prefers proposed Comp Plan Policy 6.7.3, which calls for collaboration, in contrast to O-13-61, which in practice has resulted in less collaboration.	This comment is outside of the scope of the Comp Plan. Review, analysis, and recommendation of changes to O-13-61 is not part of the ABC-Z project.	
570	Lopez, Elvira	APS	8/25/16		Recommend including APS input on rezonings that change from non-residential to residential, as well as from R-1 to more dense residential zones. It may be helpful to EPC commissioners to have APS staff present at these EPC hearings.	APS is a commenting agency on all rezonings. Staff would need direction from decision-makers to go beyond the proposed language.	
571	Encinias, Bianca		8/25/16		The Sawmill/Wells Park SDP MRA represent the community's input and vision.	Agreed. See lines 75 and 335.	

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572	Encinias, Bianca		8/25/16		You should look at the successes in Sawmill area. We are seeing growth and improvements along Mountain. The Land Trust is a very good example that should be replicated to improve and protect existing neighborhoods.	Many of these successes are in line with the Sawmill/Wells Park SDP, which is being rolled into the Comp Plan (policies) and the IDO (regulations). The MRA Plan also contributed to these successes and will remain in place. Staff agrees that land trusts are a good example for adding housing in existing neighborhoods. They are private entities that the Comp Plan does not create or have jurisdiction over.	See line 248 and Condition 8.I.ii.
573	Encinias, Bianca		8/25/16		I attended early meetings where the instant polling survey was conducted. There was overrepresentation of Anglo residents at these meetings that does not represent the Albuquerque population.	Agreed. The instant polling survey was also available online in both English and Spanish, in a mobile-compatible format in an effort to reach people who may not attend public meetings. Ensuring representative participation is a common challenge for many planning efforts. The project team provided updates and invitations to all Neighborhood Associations, which cover most of the metropolitan area, staffed booths at community events and farmers markets, and had an advertising campaign that included newspaper, radio, social media, internet radio, and bus shelters. The project was featured in multiple news stories and interviews in print and on television. Participation by the public, including any demographic subsets of the population, is voluntary.	

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574	Encinias, Bianca		8/25/16		Some comments heard at those early meetings are not reflected in this update, including improved N-S transit options.	<p>The project team has done our best to incorporate comments from the ABC-Z process. More information is needed about what specific comments have not been incorporated.</p> <p>The Centers & Corridors vision is designed to enhance N-S transit connections through Major and Premium Transit Corridors. Policy 6.2.7 supports transit investments where there is high demand and/or ridership. Improved transit options may come as the Comp Plan policies are implemented over the next 20 years. See line 409.</p>	
575	Encinias, Bianca		8/25/16		Zoning mistake in Wells Park was caught by another resident. How many other mistakes are there?	<p>This comment refers to the IDO portion of the project. The staff error has since been corrected in the IDO conversion map. In general, staff agrees that the complexity in the existing zoning system that leads to these kinds of errors needs to be corrected, which is a major purpose of the ABC-Z process.</p>	
576	Encinias, Bianca		8/25/16		I recommend remanding this project back to CABQ staff to start over with a better public engagement process, such as going door to door or including information in mailers that go to all residents.	See lines 536 and 537.	
577	Garcia, John	Homebuilders Association of Central NM	8/25/16		I support the process and vision. The vision will result in better buildings in Albuquerque. This process has been reasonable. There are many challenges in a big lift like this [the ABC-Z project], but it will help to guide growth 20-30 years out.	Agreed.	

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578	Strozier, Jim	Consensus Planning	8/25/16		Staff has been very accessible, and many changes and improvements have been made based on public input. The draft Comp Plan update has a better structure than the existing.	Agreed.	
579	Strozier, Jim	Consensus Planning	8/25/16		Areas of Change and Consistency framework is a good idea and relevant, but it may be necessary to go back and refine how those areas were established in order to protect existing neighborhoods and the differences between them. The needs of different neighborhoods in Areas of Consistency will be different, and it is important to recognize the limitations and opportunities associated with them and have policy to address the differences.	See Appendix L for methodology used to map Areas of Change and Consistency. More information is needed about what aspects of this methodology should change. The CPA assessments will identify the unique characteristics of different neighborhoods and related policies to protect or enhance them beyond proposed Development Area Policies in Goal 5.6.	
580	Strozier, Jim	Consensus Planning	8/25/16		We need measurable criteria to be able to track successes and failures of the plan and adjust over time.	Agreed. It is the intent of the draft update to develop the appropriate criteria and metrics. See Strategy 4 in Implementation Chapter. See also line 306.	
581	Strozier, Jim	Consensus Planning	8/25/16		The proposed plan doesn't necessarily make development easier, but does make it more effective.	Agreed.	
582	Anchando, Lucy	Avalon NA	8/25/16		Proposed language in Condition 8.E.ix is not strong enough. Replace "discourage" with "disallow."	See lines 408 and 543.	
583	Anchando, Lucy	Avalon NA	8/25/16		Comp Plan takes neighborhoods out of the process and reduces the capacity of EPC. Where are the checks and balances?	This comment refers to the IDO portion of the project.	
584	Anchando, Lucy	Avalon NA	8/25/16		Community does not have confidence in the plan and needs more time to review.	See lines 69, 127, 536, and 537.	

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585	Dickinson, Marianne		8/25/16		This update is long overdue. The consultants, staff, and process were well-intended and better than most. I support the direction of the Comp Plan update.	Agreed.	
586	Dickinson, Marianne		8/25/16		It is important to balance the need for infill and redevelopment with preserving the character of existing neighborhoods.	Agreed. Replacing existing Development Areas with Areas of Change and Consistency is perhaps the strongest tool to address this balance proposed in this update. Where the Comp Plan update promotes density and infill, there is an accompanying policy that calls for that development to be compatible with and respectful of adjacent neighborhoods. See lines 133 and 531.	
587	Dickinson, Marianne		8/25/16		Concerned about incentivizing infill to increase GRT at the expense of local businesses and affordable housing.	More information is needed about what in the document should be changed to protect local businesses and affordable housing. See Policy 8.2.1 about local business development. See Policy 9.1.2 about housing affordability.	
588	Dickinson, Marianne		8/25/16		Affordable housing needs to be high quality.	See Policies 9.1.1, 9.1.2 and 9.2.2 about affordable housing and quality of housing.	
589	Dickinson, Marianne		8/25/16		The plan update represents and improvement and allows for more creativity and thoughtful infill projects, but TOD shouldn't be used to allow homogenized development that doesn't reflect local character.	Agreed. See Line 587.	

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590	Grothus, Barbara		8/25/16		Was involved in the Development of the Downtown 2010 SDP and we were very supportive of the types of infill and improvements that were recommended, but what we have seen since is not what we were promised.	See line 532.	
591	Grothus, Barbara		8/25/16		Raynolds Addition and the area around downtown are innundated with subsidized housing and filing cabinets for people that are not affordable and, due to subsidies, do not contribute to the tax base to support the surrounding community.	See Policy 9.1.2 about housing affordability. More information is needed about what changes are needed to address this concern. Housing subsidy policies and programs are outside the scope of the ABC-Z project.	
592	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		Relatively satisfied with the current draft of the Comp Plan update.	Agreed.	
593	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		Appreciate the change from "Uptown" to "Mid Heights"	Agreed.	
594	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		Appreciate that Secondary Dwelling Units will not be expanded to the rest of the city.	This comment refers to the IDO portion of the project.	
595	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		Glad to see that most of the NE heights is included in Areas of Consistency.	Agreed.	
596	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		There is not enough in the Comp Plan about keeping commercial development where it already exists.	See Goal 5.6 and related policies about Development Areas and Policy 5.1.1 about desired growth.	

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597	Feltner, Evelyn	Inez NA & District 7 Coalition	8/25/16		Would like to see acknowledgement that residential neighborhoods in the NE heights are well maintained, offer affordable housing, are attractive to people moving to Albuquerque, provide necessary amenities in shopping centers that can be accessed by cars, and are a good example for the rest of the city to emulate.	Figure 9-8 in the Housing Chapter reflects that owner-occupied housing is largely affordable in the Albuquerque area, but that only half the renter-occupied housing in Albuquerque is affordable. The Comp Plan update also acknowledges that people across the metro area have a variety of lifestyles, needs, and preferences, and that efforts are needed to address unmet needs in the community. See also lines 539 and 540.	
598	Ward, Em	S.R. Marmon NA	8/25/16		Language proposed in Condition 8.E.ix is not strong enough. We need to do more than "discourage." EPC should recommend the strongest language possible.	See lines 408 and 543.	See line 408 and Condition 8.E.ix.
599	Ward, Em	S.R. Marmon NA	8/25/16		Proposed policy does not address overcrowding in specific schools or the geographic limitations of schools.		On page 5-38, revise a new proposed policy 5.3.5 to read as follows: "Discourage zone changes from non-residential to residential uses other than senior housing when <u>affected</u> local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units." See line 408 and Condition 8.E.ix.
600	Ward, Em	S.R. Marmon NA	8/25/16		There is no money available for expanding transit on Coors. Coors is currently underserved by transit, so allowing increased density through the Premium Transit designation is not appropriate.	See lines 346 and 409.	
601	Vargas, Dynah		8/25/16		Comp Plan update and current versions of WSSP do not reflect alleged changes to WSSP Policies 1.3 and 2.5.	See R-05-297 and R-06-74 for changes to policies 1.3 and 2.5 in the WSSP. See line 408.	

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602	Vargas, Dynah		8/25/16		What is currently being built as affordable housing in Albuquerque is not affordable.	More information is needed about how the document language should change. See lines 587 and 588.	
603	Jaramillo, Jaime		8/25/16		Main concern is that the draft is not ready.	See lines 69 and 127.	
604	Jaramillo, Jaime		8/25/16		Draft unrealistically assumes that the City and County will work together, but without any description of how the two entities will support a unified vision.	See lines 415, 532, and 560.	
605	Jaramillo, Jaime		8/25/16		There is conflicting text about how to handle development at the fringe.	More information is needed about where the conflicts are and how the document language should change. See line 168.	
606	Jaramillo, Jaime		8/25/16		The County is not updating its Development Areas or zoning to be compatible with the Comp Plan.	Agreed. For this reason, there are no substantive changes proposed to County Development Areas that would precipitate the need for zoning changes by the County. See lines 82 and 192.	
0	Jaramillo, Jaime		8/25/16		Metrics in the Implementation Chapter are pending. EPC should have the opportunity to review them before making a recommendation to Council.	See lines 127, 306, and 580.	